

Public Document Pack

Cherwell District Council

Council

Minutes of a meeting of the Council held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 24 February 2020 at 6.30 pm

Present: Councillor David Hughes (Chairman)
Councillor Hannah Banfield (Vice-Chairman)

Councillor Andrew Beere
Councillor Nathan Bignell
Councillor Maurice Billington
Councillor John Broad
Councillor Hugo Brown
Councillor Phil Chapman
Councillor Mark Cherry
Councillor Colin Clarke
Councillor Conrad Copeland
Councillor Ian Corkin
Councillor Nick Cotter
Councillor Surinder Dhesi
Councillor Timothy Hallchurch MBE
Councillor Chris Heath
Councillor Simon Holland
Councillor Tony Ilott
Councillor Mike Kerford-Byrnes
Councillor James Macnamara
Councillor Kieron Mallon
Councillor Nicholas Mawer
Councillor Andrew McHugh
Councillor Tony Mephram
Councillor Ian Middleton
Councillor Perran Moon
Councillor Cassi Perry
Councillor Lynn Pratt
Councillor George Reynolds
Councillor Barry Richards
Councillor Dan Sames
Councillor Jason Slaymaker
Councillor Katherine Tyson
Councillor Tom Wallis
Councillor Douglas Webb
Councillor Bryn Williams
Councillor Lucinda Wing
Councillor Barry Wood
Councillor Sean Woodcock

Apologies
for
absence: Councillor Mike Bishop
Councillor John Donaldson
Councillor Sean Gaul

Councillor Carmen Griffiths
Councillor Shaida Hussain
Councillor Richard Mould
Councillor Les Sibley
Councillor Fraser Webster

Officers: Yvonne Rees, Chief Executive
Nick Graham, Director of Law and Governance / Monitoring Officer
Adele Taylor, Executive Director: Finance (Interim) & Section 151 Officer
Paul Feehily, Executive Director: Place and Growth (Interim)
Lorna Baxter, Director of Finance
David Peckford, Assistant Director: Planning and Development
Natasha Clark, Governance and Elections Manager

51 **Declarations of Interest**

8. Motions.

Councillor James Macnamara, Declaration, as his wife had been working with the Oxtrees campaign.

17. Appointment of Section 151 Officer.

Lorna Baxter, Declaration, as she was to be proposed to be appointed Section 151 Officer for Cherwell District Council and would leave the meeting for the duration of the item.

52 **Communications**

The Chairman made the following announcements:

Housekeeping

The Chairman welcomed the members of the public in attendance at our Council meeting and advised:

- Members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
- Only those people who had registered to speak could do so and Members of the public were requested not to call out during Council's discussions on any item.
- There were no planned fire drills so if the alarm did sound, evacuation instructions given by officers should be followed.
- To all meeting attendees, to ensure mobile phones were switched off or on silent.

Monitoring Officer Note

The Chairman advised Council that to assist debate, a copy of the note circulated by the Monitoring Officer last week and Part 2 of the Constitution, Meeting Procedure Rules, had been printed and .

Former Councillor Reverend Donald Bishop

The Chairman referred to former Councillor Reverend Bishop who had passed away in early February. Former Councillor Reverend Bishop was an Independent member of Cherwell District Council between 1980 and 1987 serving on the Housing Committee and the Recreation and Amenities' Committee and was also the council's Chaplain.

Council observed a period of silence in memory of former Councillor Reverend Bishop.

Chairman's Charity Dinner, Saturday 21 March

The Chairman thanked all Members who had responded regarding his Chairman's Charity Dinner. There were still have a few places available so any Member who wished to attend should contact the Chairman's PA as soon as possible. Any Members unable to attend, may still make a donation which would go to the Chairman's nominated charities.

All Member Seminar, Wednesday 11 March 2019

The Chairman reminded Councillor that an All Member Seminar on Housing Services in Cherwell would be taking place from 6.30pm-8.30pm on Wednesday 11 March in the Council Chamber. All Members were encouraged to attend what will no doubt be an informative and interesting seminar.

Chairman's Engagements

A copy of the events attended by the Chairman or the Vice-Chairman had been included in the agenda pack.

Post

The Chairman reminded Members to collect any post from pigeon holes.

53

Petitions and Requests to Address the Meeting

The Chairman advised the meeting that there were no petitions but there were two requests to address the meeting, one on agenda item 8, Motion on Tree Planting, and one on Agenda Item 16, Partial Review of the Cherwell Local Plan 2011- 2031 – Oxford's Unmet Housing Needs: Submission of Main Modifications. Each speaker would be able to speak for up to 5 minutes and would be called to address the meeting at the start of the relevant agenda item.

54

Minutes of Council

Subject to the following amendment, the minutes of the meeting held on 16 December 2019 were agreed as a correct record and signed by the Chairman.

Minute 47 – Constitutional Changes

Prior to "Resolved" insert the paragraph: "In the course of the debate, Councillor Hallchurch proposed that consideration of the item be deferred to allow for the Overview and Scrutiny Committee to consider the proposed

changes. Councillor Tyson seconded the motion. The motion was subsequently withdrawn and therefore not voted on.”

55 **Minutes**

a) Minutes of the Executive, Lead Member Decisions and Executive Decisions made under Special Urgency

Resolved

That the minutes of the meeting of the Executive and Lead Member decisions as set out in the Minute Book be received and that it be noted that since the last meeting of Council on 16 December 2019, no decisions have been taken by the Executive which were not included in the 28 day notice.

b) Minutes of Committees

Resolved

That the minutes of Committees as set out in the Minute Book be received.

56 **Questions**

a) Written Questions

There were no written questions.

b) Questions to the Leader of the Council

Questions were asked and answers received on the following issues:

Councillor Dhesi: Public Space Protection Order in Banbury an non-issuing of fines

Councillor Billington: Traffic bollard in Kidlington

Councillor Broad: Update on the Climate Change Emergency declared in July 2019

Councillor Broad: UK100 Leader Network

Councillor Richards: Progress on register of private landlords

Councillor Corkin: Councillor Cotter change of Group

Councillor Clarke: Traffic and lack of enforcement in Banbury

Councillor Copeland: Political groupings

Councillor Middleton: Marks and Spencer, Castle Quay

c) Questions to Committee Chairmen on the Minutes

There were no questions to Committee Chairman on the minutes of meetings.

57 **Motions**

The Chairman advised that two motions had been submitted and would be debated in the order submitted.

a) Tree Planting

The Chairman invited Jamie Hartzell, on behalf of Oxtrees Campaign, who had registered to speak on the motion, to address Council.

It was proposed by Councillor Brown and seconded by Councillor Woodcock that the following motion be adopted:

“CDC acknowledged a Climate Emergency and pledged to make the Council carbon-neutral by 2030.

First steps include assessing the Council’s own emissions, down 32% since 2008, and Officer teams have been tasked with exploring opportunities to further reduce the Council’s own and also District-wide emissions.

One strategy to support the achievement of the 2030 target, promoted by all major political parties, is tree-planting. Tree cover in the District, County and Nationally falls short; Cherwell District’s is estimated at 5.2% of land mass and with County’s at approx. 9% both are below the UK figure of 13%, itself about 1/3rd of the EU average of 35%

There are many competing interests for the available land mass, including housing and development for economic re-generation, but these need not be mutually exclusive. They can co-exist, and tree cover should be encouraged to shield building developments from view, masking light and noise pollution, and absorbing many of the emissions generated by those economically necessary developments - and, as importantly, providing habitat for wildlife, aiding with flood management and enhancing the beauty of the environment

Council therefore:

- commits, as far as possible, to double tree cover within the District by 2045
- requests that Officers identify, and secure, funding opportunities from Central Government and other sources in furtherance of the commitment
- requires developers to demonstrate how they will be improving biodiversity, specifically through the planting of more trees”

Councillor Middleton proposed the following amendments to the motion, which were duly seconded by Councillor Copeland.

“CDC acknowledged a Climate Emergency and pledged to make the Council carbon-neutral by 2030.

First steps include assessing the Council’s own emissions, down 32% since 2008, and Officer teams have been tasked with exploring opportunities to further reduce the Council’s own and also District-wide emissions.

One strategy to support the achievement of the 2030 target, promoted by all major political parties, is tree-planting. Tree cover in the District, County and Nationally falls short; Cherwell District's is estimated at 5.2% of land mass and with County's at approx. 9% both are below the UK figure of 13%, itself about 1/3rd of the EU average of ~~35%~~38%

There are many competing interests for the available land mass, including housing and development for economic re-generation, but these need not be mutually exclusive. They can co-exist, and tree cover should be encouraged to shield building developments from view, masking light and noise pollution, and absorbing many of the emissions generated by those economically necessary developments - and, as importantly, providing habitat for wildlife, aiding with flood management and enhancing the beauty of the environment

Council therefore:

- commits, ~~as far as possible~~, to at least double tree cover within the District by ~~2045~~2030
- requests that Officers identify, and secure, funding opportunities from Central Government and other sources in furtherance of the commitment
- requires developers to ~~demonstrate how they will be improving~~ enhance biodiversity as an integral part of all new developments, including specifically through the planting of more trees
- will update local plans to include increased tree cover in planning and decision processes"

The amendment was debated and on being put to the vote was lost and therefore fell.

Council debated the motion as submitted, which on being put to the vote was carried and therefore approved.

b) Peat Free Compost

It was proposed by Councillor Banfield and seconded by Councillor Sames that the following motion be adopted:

"This council agrees to use only peat-free compost for our horticultural procedures. In making this commitment we will conserve this diminishing natural resource, as our UK peatlands and the peatlands located within The Republic Of Ireland, play a vital role in absorbing and storing large amounts of carbon dioxide and thus help to mitigate climate change."

At the discretion of the Chairman, the Director Law and Governance addressed Council to advise that in line with the Constitution, any motion on

notice which would require a significant increase in the current budget of the Council, or would involve capital expenditure, should, when formally proposed and seconded, be immediately adjourned. The Director Law and Governance explained that the motion would be considered at the next ordinary meeting of the Council in order that the Executive and/or statutory officers may report on the potential impact and consequences.

The Chairman confirmed that there would be no debate on the motion as it was adjourned to the July meeting of Council as motions were not taken at the Annual Council meeting, which was the next scheduled Council meeting.

Resolved

(1) That the following motion be adopted:

“CDC acknowledged a Climate Emergency and pledged to make the Council carbon-neutral by 2030.

First steps include assessing the Council’s own emissions, down 32% since 2008, and Officer teams have been tasked with exploring opportunities to further reduce the Council’s own and also District-wide emissions.

One strategy to support the achievement of the 2030 target, promoted by all major political parties, is tree-planting. Tree cover in the District, County and Nationally falls short; Cherwell District’s is estimated at 5.2% of land mass and with County’s at approx. 9% both are below the UK figure of 13%, itself about 1/3rd of the EU average of 35%

There are many competing interests for the available land mass, including housing and development for economic re-generation, but these need not be mutually exclusive. They can co-exist, and tree cover should be encouraged to shield building developments from view, masking light and noise pollution, and absorbing many of the emissions generated by those economically necessary developments - and, as importantly, providing habitat for wildlife, aiding with flood management and enhancing the beauty of the environment

Council therefore:

- commits, as far as possible, to double tree cover within the District by 2045
- requests that Officers identify, and secure, funding opportunities from Central Government and other sources in furtherance of the commitment
- requires developers to demonstrate how they will be improving biodiversity, specifically through the planting of more trees”

58 Robustness of Estimates and the Adequacy of Reserves and Balances Local Government Act 2003 (Section 25)

The Executive Director Finance and Governance (Interim) and Section S151 Officer submitted a report to accord with Section 25 of The Local Government Act 2003, which places a duty on the Chief Finance Officer to make a report

to the authority on the robustness of estimates and adequacy of reserves. This report fulfilled this requirement and provided Members with assurance that the budgets have been compiled appropriately and that the level of reserves is adequate. It was a statutory requirement that councillors must consider this report when considering and approving a budget.

Resolved

- (1) That the contents of the report be noted.

59

Final Budget, Business Plan and Council Tax for 2020/21

Prior to consideration of the item, the Chairman sought the agreement of Members to suspend standing orders with regard to the duration of the speech by the proposer of the budget, or the speeches of the Group Leaders. Members indicated agreement.

The Director: Law and Governance reminded Council that it was required in legislation that any motion or amendment to the budget or council tax setting reports be taken by recorded vote and this would be done at the appropriate time.

The Executive Director – Finance (Interim) submitted a report which provided information on the Council's Medium-Term Financial Strategy (MTFS) for 2020/24 along with more detailed information on setting the Council's budget for 2020/21.

In introducing the report, the Lead Member for Financial Management and Governance explained that the Council was required to produce a balanced budget for 2020/21 as the basis for calculating its level of Council Tax. It had to base that budget on its plans for service delivery during the year, recognising any changes in service demand that may arise in future years.

The Lead Member for Financial Management and Governance explained that the business plan informed the development of the annual budget and the operational Service Plans for the delivery of all Council services. This year, there had been a thorough review of the business plan, resulting in four new priorities: Housing that meets your needs; Leading on environmental sustainability; An enterprising economy with strong and vibrant local centres; and, Healthy, resilient and engaged communities.

The report provided information around the various building blocks that make up the proposed budget for 2020/21 and beyond, allowing members to consider and scrutinise the elements of the budget and provide advice and guidance to Council to help further shape both budget setting for 2020/21 and the MTFS for 2020/24.

Councillor Ilott thanked the Executive Director Finance (Interim) and the finance team who had worked hard on the budget process and submitted a balanced budget to Council. Councillor Ilott also thanked the Budget Planning Committee, Overview and Scrutiny Committee and Accounts, Audit and Risk Committee for their hard work supporting the budget setting and business plan process.

Having presented the report, Councillor Ilott proposed the Business Plan and Budget for 2020/21 and the Medium Term Financial Strategy 2020/2024. Councillor Wood seconded the proposal.

Councillor Woodcock, on behalf of the Labour Group, addressed Council in response to the budget and confirmed that he would be proposing no amendments.

Councillor Tyson, on behalf of the Progressive Oxfordshire Group, addressed Council in response to the budget and confirmed that he would be proposing no amendments.

Councillor Sibley had submitted apologies for the meeting and therefor did not address Council in response to the budget but had confirmed prior to the meeting that would not be proposing no amendments.

A recorded vote was taken, and members voted as follows

Councillor Hannah Banfield	Against
Councillor Andrew Beere	Against
Councillor Nathan Bignell	For
Councillor Maurice Billington	For
Councillor John Broad	Abstain
Councillor Hugo Brown	For
Councillor Phil Chapman	For
Councillor Mark Cherry	Against
Councillor Colin Clarke	For
Councillor Conrad Copeland	For
Councillor Ian Corkin	For
Councillor Nick Cotter	For
Councillor Surinder Dhesi	Against
Councillor Timothy Hallchurch MBE	For
Councillor Chris Heath	For
Councillor Simon Holland	For
Councillor David Hughes	For
Councillor Tony Ilott	For
Councillor Mike Kerford-Byrnes	For
Councillor James Macnamara	For
Councillor Kieron Mallon	For
Councillor Nick Mawer	For
Councillor Andrew McHugh	For

Councillor Tony Mepham	For
Councillor Ian Middleton	Against
Councillor Perran Moon	Against
Councillor Cassi Perry	Against
Councillor Lynn Pratt	For
Councillor George Reynolds	For
Councillor Barry Richards	Against
Councillor Dan Sames	For
Councillor Katherine Tyson	For
Councillor Tom Wallis	For
Councillor Douglas Webb	For
Councillor Bryn Williams	For
Councillor Lucinda Wing	For
Councillor Barry Wood	For
Councillor Sean Woodcock	For

Resolved

- (1) That, having given due consideration, the Business Plan (Annex to the Minutes as set out in the Minute Book) be approved.
- (2) That, having given due consideration, the Risk Register (Annex to the Minutes as set out in the Minute Book) be approved.
- (3) That, having given due consideration, an increase in the level of Council Tax for Cherwell District Council of £5 for 2020/21 on a Band D property be approved.
- (4) That, having given due consideration, the MTFs, Revenue Budget 2020/21 and Capital Programme, including the growth and savings proposals (Annex to the Minutes as set out in the Minute Book) be approved.
- (5) That, having given due consideration, a minimum level of General Fund reserves of £2m be approved.
- (6) That, having given due consideration, authority be delegated to the Chief Finance Officer, in consultation with the Lead Member for Finance & Governance, and where appropriate the relevant Director and Lead Member to:
 - Transfer monies to/from earmarked reserves should that become necessary during the financial year.
 - Update prudential Indicators in both the Prudential Indicators Report and Treasury Management Strategy Report to Council, for any budget changes that impact on these.

- (7) That, having given due consideration, the proposed Fees & Charges schedule (Annex to the Minutes as set out in the Minute Book) be approved.
- (8) That, having given due consideration, the Treasury Management Strategy, including the Prudential Indicators, Minimum Revenue Provision (MRP) Policy and Affordable Borrowing Limit for 2020/21 (Annex to the Minutes as set out in the Minute book) be approved.
- (9) That it be noted that the Section 25 report from the Chief Finance Officer in relation to the robustness of estimates and adequacy of reserves had been considered and noted at the previous agenda item.
- (10) That, having given due consideration, the statement of pay policy for 2020/21 as required by the Localism Act (Annex to the Minutes as set out in the Minute Book) be approved.
- (11) That, having given due consideration, the equality impact assessment for 2020/21 (Annex to the Minutes as set out in the Minute Book) be noted.

60 **Adjournment of Council Meeting**

The Leader of the Council confirmed that he did not require Council to adjourn to allow Executive to meet discuss any issues arising from the budget.

61 **Calculating the Amounts of Council Tax for 2020/21 and Setting the Council Tax for 2020/21**

The Executive Director Finance (Interim) & Section 151 Officer submitted a report to detail the Calculations for the amounts of Council Tax for 2020/21 and the setting of Council Tax for 2020/21.

Councillor Ilott introduced and proposed the Council Tax for 2020/21, which was duly seconded by Councillor Wood.

A recorded vote was taken, and members voted as follows:

Councillor Hannah Banfield	For
Councillor Andrew Beere	For
Councillor Nathan Bignell	For
Councillor Maurice Billington	For
Councillor John Broad	For
Councillor Hugo Brown	For
Councillor Phil Chapman	For
Councillor Mark Cherry	For
Councillor Colin Clarke	For
Councillor Conrad Copeland	For

Councillor Ian Corkin	For
Councillor Nick Cotter	For
Councillor Surinder Dhesi	For
Councillor Timothy Hallchurch MBE	For
Councillor Simon Holland	For
Councillor David Hughes	For
Councillor Tony Ilott	For
Councillor Mike Kerford-Byrnes	For
Councillor James Macnamara	For
Councillor Kieron Mallon	For
Councillor Nick Mawer	For
Councillor Andrew McHugh	For
Councillor Tony Mepham	For
Councillor Ian Middleton	For
Councillor Perran Moon	For
Councillor Cassi Perry	For
Councillor Lynn Pratt	For
Councillor George Reynolds	For
Councillor Barry Richards	For
Councillor Dan Sames	For
Councillor Katherine Tyson	For
Councillor Tom Wallis	For
Councillor Douglas Webb	For
Councillor Bryn Williams	For
Councillor Lucinda Wing	For
Councillor Barry Wood	For
Councillor Sean Woodcock	For

Resolved

- (1) That it be noted that at the Executive meeting held on 3 February 2020 the Council calculated the Council Tax Base 2020/21:
 - a) for the whole Council area as 55,559.9 [item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended by sections 72 to 79 of the Localism Act 2011 (“the 1992 Act”)]; and

- b) For dwellings in those parts of its area to which a Parish Precept relates as in the annex to the Minutes (as set out in the Minute Book).
- (2) That the Council Tax requirement for the Council's own purposes for 2020/21 (excluding Parish Precepts and Special Expenses) is £7,417,247.
- (3) That the following amounts be calculated for the year 2020/21 in accordance with Sections 31 to 36 of the 1992 Act:-
- a) £113,849,841 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the 1992 Act, taking into account all precepts issued to it by Parish Councils and any additional special expenses.
- b) £101,052,405 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A (3) of the 1992 Act.
- c) £12,797,436 being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council, in accordance with Section 31A(4) of the 1992 Act, as its Council Tax requirement for the year (Item R in the formula in Section 31B of the 1992 Act).
- d) £230.34 being the amount at 3(c) above (Item R), all divided by Item T (6(a) above), calculated by the Council, in accordance with Section 31B of the 1992 Act, as the basic amount of its Council Tax for the year (including Parish Precepts and Special Expenses);
- e) £5,380,189 being the aggregate amount of all special items (Parish Precepts and Special Expenses) referred to in Section 34(1) of the 1992 Act as per the annex to the Minutes (as set out in the Minute Book).
- f) £133.50 being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T(1(a) above), calculated by the Council, in accordance with Section 34(2) of the 1992 Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish Precept or special item relates;
- (4) That it be noted that for the year 2020/21 the Oxfordshire County Council and the Police and Crime Commissioner for Thames Valley have issued precepts to the Council, in accordance with Section 40 of the 1992 Act, for each category of dwellings in the Council's area as indicated below :-

**Valuation
Band**

**Oxfordshire County
Council**

**Police and Crime
Commissioner for
Thames Valley**

	£	£
A	1,018.29	144.19
B	1,188.01	168.22
C	1,357.72	192.25
D	1,527.44	216.28
E	1,866.87	264.34
F	2,206.30	312.40
G	2,545.73	360.47
H	3,054.88	432.56

- (5) That the Council, in accordance with Sections 30 and 36 of the 1992 Act, hereby sets the amounts shown in the annex to the Minutes (as set out in the Minute Book) as the amounts of Council Tax for the year 2020/21 for each part of its area and for each of the categories of dwellings.
- (6) That the Council's basic amount of Council Tax for 2020/21 is not excessive in accordance with principles approved under Section 52ZB of the 1992 Act.
- (7) That the following discounts and exemptions be approved:
- 1 That in respect of properties within Class A and B as defined by the Council Tax (Prescribed Classes of Dwellings) (England) (Amendment) Regulations 2012 (furnished chargeable dwelling that are not the sole or a main residence of an individual) the discount provided by Section 11a of the 1992 Act shall be zero.
 - 2 That in respect of properties within Class C as defined by the Council Tax (Prescribed Classes of Dwellings) (England) (Amendment) Regulations 2012 (a property that is unoccupied and substantially unfurnished) the discount provided by the Section 11A of the said Act shall be 25% for a period of 6 months and thereafter zero.
 - 3 That in respect of properties within Class D as defined by the said Regulations (chargeable dwellings that are vacant and undergoing major repair work to render them habitable) the discount provided by Section 11A of the said Act shall be 25% for a period of 12 months and thereafter zero.
 - 4 That no council tax discount shall be applied to dwellings that are unoccupied and unfurnished for more than two years and that council tax payable on such properties is 200% (except for those properties which fall into prescribed Classes E and F).

Local Discretionary Business Rate Relief Scheme for 2020-2021

The Executive Director Finance (Interim) submitted a report for Members to consider and approve the local Discretionary Business Rate Relief Scheme for 2020-2021.

Resolved

- (1) That the contents of the report and any financial implications for the Council be noted.
- (2) That the adoption of the Local Discretionary Business Rate Relief Scheme for 2020-2021 (Annex to the Minutes as set out in the Minute Book) be approved.

63 **Business Rates Retail Relief Policy**

The Executive Director of Finance (Interim) submitted a report to provide Members with an update on the retail relief scheme announced in the Queen's Speech on 19 December 2019, and to seek approval of the Business Rates Retail Relief Policy for 2020 -21.

Resolved

- (1) That the contents of the report be noted.
- (2) That the adoption of the Business Rates Retail Relief Policy (Annex to the Minutes as set out in the Minute Book) be approved.

64 **Business Rates Retail Pub Relief Policy**

The Executive Director of Finance (Interim) submitted a report to provide Members with an update on the forthcoming changes to Business Rates Relief and seek approval for the proposed Pub Relief Scheme.

The Lead Member for Financial Management and Governance, Councillor Ilott, advised Council that this was the last Full Council meeting that the Executive Director, Finance (Interim) and Section 151 Officer would be attending as she was leaving Cherwell District Council at the end of February to take up a new role at another local authority and thanked her for her support and explanations. Members thanked the Executive Director, Finance (Interim) for her hard work during her time at Cherwell and wished her well in her new post.

The Lead Member for Financial Management and Governance welcomed Lorna Baxter, who it was recommended be appointed Section 151 Officer later in the agenda, to the meeting and the council.

Resolved

- (1) That the contents of the report be noted.
- (2) That the adoption of the Business Rates Retail Pub Relief Policy (Annex to the Minutes as set out in the Minute Book) be approved.

65 **Partial Review of the Cherwell Local Plan 2011-2031 - Oxford's Unmet Housing Needs: Submission of Main Modifications**

The Assistant Director – Planning and Development submitted a report to seek approval for the submission of Main Modifications to the Partial Review of the adopted Cherwell Local Plan 2011-2031 to the Secretary of State for Housing, Communities and Local Government for the continuance of the independent examination.

The Chairman invited local resident, Margaret Eynon, who had registered to speak on the item, to address Council.

In introducing the report, the Lead Member for Planning, Councillor Clarke, commended the Assistant Director Planning and Development and the Planning Policy team for their hard work on the main modifications to the Partial Review of the Local Plan.

Immediately after the recommendations had been proposed by Councillor Clarke and seconded by Councillor Wood, Councillor Copeland proposed a procedural motion, namely that consideration of the item be immediately adjourned. The procedural motion was duly seconded by Councillor Tyson. On being put to the vote the procedural motion was lost and subsequently fell.

In the course of the debate it was proposed by Councillor Middleton and seconded by Councillor Tyson that a recorded vote be taken on the report.

Having been proposed and seconded, a recorded vote was duly taken, and Members voted as follows:

Councillor Hannah Banfield	Against
Councillor Andrew Beere	Against
Councillor Nathan Bignell	For
Councillor Maurice Billington	Against
Councillor John Broad	Against
Councillor Hugo Brown	For
Councillor Phil Chapman	For
Councillor Mark Cherry	Against
Councillor Colin Clarke	For
Councillor Conrad Copeland	Against
Councillor Ian Corkin	For
Councillor Nick Cotter	For
Councillor Surinder Dhesi	Against
Councillor Chris Heath	For
Councillor Simon Holland	For
Councillor David Hughes	For
Councillor Tony Ilott	For
Councillor Mike Kerford-Byrnes	For

Councillor James Macnamara	For
Councillor Kieron Mallon	For
Councillor Nick Mawer	For
Councillor Andrew McHugh	For
Councillor Tony Mephram	For
Councillor Ian Middleton	Against
Councillor Perran Moon	Against
Councillor Cassi Perry	Against
Councillor Lynn Pratt	For
Councillor George Reynolds	For
Councillor Barry Richards	Against
Councillor Dan Sames	For
Councillor Katherine Tyson	Against
Councillor Tom Wallis	For
Councillor Douglas Webb	For
Councillor Bryn Williams	For
Councillor Lucinda Wing	For
Councillor Barry Wood	For
Councillor Sean Woodcock	Against

Resolved

- (1) That, having given due consideration, the responses to the consultation on the Main Modifications summarised in the Statement of Consultation (Annex to the Minutes as set out in the Minute Book) be noted.
- (2) That, having given due consideration, the supporting documents relevant to the preparation of the Main Modifications, Appendices 1 - 17 of the report (Annexes to the Minutes as set out in the Minute Book) and those documents listed below be noted:
 - PR104 Cherwell Green Belt Study Second Addendum (September 2019)
 - PR105 Cherwell Water Cycle Study Addendum (September 2019)
 - PR106 Ecological Advice Cumulative Impacts Addendum (September 2019)
 - PR107 Habitat Regulations Assessment Stage 1 and Stage 2 Addendum (September 2019)
 - PR108 Landscape Analysis for PR09 (September 2019)
 - PR109 Transport Assessment Addendum (September 2019)
 - PR110 Site Capacity Sense Check (September 2019)
 - PR111 Local Plan Viability Assessment Addendum (September 2019)
 - PR112 Site Policy PR7b Stratfield Farm Highways Update (September 2019)

- PR113a Sustainability Appraisal Addendum Non-technical Summary (September 2019)
 - PR113b Sustainability Appraisal Addendum (September 2019)
 - PR114 Statement of Consultation Amendment (November 2019)
 - PR115 Duty to Cooperate Addendum (September 2019)
 - PR116 Developer Submission PR6a
 - PR117 Developer Submission PR6b
 - PR118 Developer Submission PR6c
 - PR119 Developer Submission PR7a
 - PR120 Developer Submission PR7b
 - PR121a Developer Submission PR8 – Newcore Capital Management
 - PR121b Developer Submission PR8 – Smith and Smith
 - PR121c Developer Submission PR8 – The Tripartite
 - PR122 Developer Submission PR9
 - PR123 Developer Submission PR10
 - PR124 Additional Information on the Significance of Trees
 - PR125 Equality Impact Assessment (September 2019)
- (3) That, having given due consideration, the Schedule of Main Modifications (Annex to the Minutes as set out in the Minute Book) be approved.
- (4) That, having given due consideration, the Minor Modifications (Annex to the minutes as set out in the Minute Book) be approved and the Assistant Director – Planning and Development be authorised to make any further changes he considers appropriate to minor or presentational issues.
- (5) That, having given due consideration, the submission of the Modifications to the Secretary of State for Housing, Communities and Local Government for the continuance of the independent examination with all necessary prescribed and supporting documents be approved.

66 **Appointment of Section 151 Officer**

The Chief Executive submitted a report to appoint Lorna Baxter as the Cherwell District Council Section 151 (S151) officer with effect from 25 February 2020.

Resolved

- (1) That Lorna Baxter be appointed as the Council's Section 151 (S151) Officer with effect from 25 February 2020.

67 **Members' Allowances 2020/2021**

The Director Law and Governance submitted a report to determine the levels of the allowances to be paid to Members for the forthcoming 2020/2021 financial year following the submission of the report of the Council's Independent Remuneration Panel (IRP).

Resolved

- (1) That, having given due consideration to the levels of allowances to be included in the 2020/2021 Members' Allowances Scheme, the Independent Remuneration Panel's recommendations, as set out below, be adopted:
 - That the Basic Allowance be increased in line with the staff cost of living increase rounded either up or down, whichever is closest, to give 12 equal payments. The staff pay negotiations for 2020/2021 have not yet commenced, so when the award is finalised, the increase should be backdated to the beginning of the financial year 2020/2021, 1 April 2020
 - That all Special Responsibility Allowance (SRAs) be increased in line with the staff cost of living increase rounded either up or down, whichever is closest, to give 12 equal payments, and payment backdated to the beginning of the financial year 2020/2021, 1 April 2020.
 - That the co-optee and Independent Person allowances be increased in line with the staff cost of living increase rounded either up or down, whichever is closest, to give 12 equal payments, and payment backdated to the beginning of the financial year 2020/2021, 1 April 2020.
 - That there be no increase in the rate of Dependent Carers' and Childcare Allowances.
 - That there be no change to Travelling and Subsistence Allowances.
 - That Democratic Services should continue to book overnight accommodation
 - That Non-Executive Director allowances be increased in line with the staff cost of living increase rounded either up or down, whichever is closest, to give 12 equal payments, and payment backdated to the beginning of the financial year 2020/2021, 1 April 2020, should a settlement not be agreed to that date.
- (2) That the Director Law and Governance be authorised to prepare an amended Members' Allowances Scheme, in accordance with the decisions of the Council for implementation with effect from 1 April 2020.
- (3) That the Director Law and Governance be authorised to take all necessary action to revoke the current (2019/2020) Scheme and to publicise the revised Scheme pursuant to The Local Authorities (Members's Allowances) (England) Regulations 2003 (as amended).
- (4) That the Independent Remuneration Panel be thanked for its report and a fee of £300 for Panel Members be set for the work carried out on this review for 2019/2020 and propose the same level of fee for any reviews carried out in 2020/2021 capped at a maximum of £1200, which will be funded from within the Council's existing budgets.

The Chief Executive submitted a report to note the amendments to the constitution of political groups and amendments to the proportionality calculations and committee membership arising from Councillor Cotter leaving the Independent Group and joining the Progressive Oxfordshire Group.

Resolved

- (1) That the amended constitution of Political Groups: 31 Conservative (65%); 9 Labour (19%); 4 Progressive Oxfordshire (8%); 3 Independent (6%) and 1 vacant seat (2%), be noted.
- (2) That the amended allocation of seats on committees that are subject to the political balance requirements be noted.
- (3) That the amended allocation of seats on committees that are not subject to political balance requirements be noted.
- (4) That the following amendments to committee membership, as advised by the respective Spokespersons of the Independent Group and Progressive Oxfordshire Group:

Accounts, Audit and Risk Committee

Remove: Councillor Les Sibley

Add: Councillor Conrad Copeland

Appeals Panel

Remove: Councillor Ian Middleton

Add: Councillor John Broad

Joint Shared Services and Personnel Committee

Remove: Councillor Les Sibley (and named substitute, Councillor John Broad)

Add: Councillor Ian Middleton (and named substitute, Councillor Conrad Copeland)

Planning Committee

Remove: Councillor John Broad as Committee Member and Councillor Fraser Webster as named substitute

Add: Councillor John Broad as substitute

Add: Add: Councillor Conrad Copeland (and named substitute, Councillor Nick Cotter)

Joint Arrangements Steering Group

Remove: Councillor John Broad (and named substitute, Councillor Les Sibley)

Add: Councillor Ian Middleton (and named substitute, Councillor Conrad Copeland)

Partnership Working Group

Remove: Councillor Les Sibley (and named substitute, Councillor John Broad)

Add: Councillor Ian Middleton (and named substitute, Councillor Conrad Copeland)

Council - 24 February 2020

The meeting ended at 11.10 pm

Chairman:

Date:

Cherwell District Council Business Plan 2020-2021

Where communities thrive, and businesses grow



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Strategic Priorities:



Housing that meets your needs

- Deliver affordable housing
- Raise standards in rented housing;
- Find new and innovative ways to prevent homelessness;
- Promote innovative housing schemes;
- Deliver the Local Plan;
- Support the most vulnerable people.



Leading on environmental sustainability

- Deliver on our commitment to be carbon neutral by 2030;
- Promote the Green Economy;
- Increase recycling across the district;
- Protect our natural environment and our built heritage;
- Work with partners to improve air quality in the district;
- Reduce environmental crime.



An enterprising economy with strong and vibrant local centres

- Support business retention and growth;
- Develop skills and generate enterprise;
- Secure infrastructure to support growth in the district;
- Secure investment in our town centres;
- Promote the district as a visitor destination;
- Work with businesses to ensure compliance and promote best practice.



Healthy, resilient and engaged communities

- Enable all residents to lead an active life;
- Improve and develop the quality of local sport and leisure facilities
- Promote health and wellbeing in our communities
- Support community and cultural development;
- Working with partners to address the cause of health inequality and deprivation;
- Working with partners to reduce crime and anti-social behaviour.

Themes:

• Customers

To deliver high quality, accessible and convenient services that are right first time.

• Healthy Places

Working collaboratively to create sustainable, thriving communities that support good lifestyle choices.

• Partnerships

Working with partners to improve the services we provide for our residents and communities.

• Continuous Improvement

Making the best use of our resources and focusing on improvement, innovation and staff development to maintain and enhance services.

Appendix 3 – Leadership Risk Register as at 20/12/2019

Level of risk	How the risk should be managed
High Risk (16-25)	Requires active management to manage down and maintain the exposure at an acceptable level. Escalate upwards.
Medium Risk (10 -15)	Contingency Plans - a robust contingency plan may suffice together with early warning mechanisms to detect any deviation from the profile.
Low Risk (1 – 9)	Good Housekeeping - may require some risk mitigation to reduce the likelihood if this can be done cost effectively, but good housekeeping to ensure that the impact remains low should be adequate. Re-assess frequently to ensure conditions remain the same.

Risk Scorecard – Residual Risks						
		Probability				
		1 - Remote	2 - Unlikely	3 - Possible	4 - Probable	5 - Highly Probable
Impact	5 - Catastrophic			L09		
	4 - Major		L12	L01, L04, L07, L10 & L11		
	3 - Moderate		L16 & L18	L02, L05, & L14	L08 & L15	
	2 - Minor		L17			
	1 - Insignificant					

Risk Definition	
Leadership	Strategic risks that are significant in size and duration, and will impact on the reputation and performance of the Council as a whole, and in particular, on its ability to deliver on its corporate priorities
Operational	Risks to systems or processes that underpin the organisation’s governance, operation and ability to deliver services

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L01 -	Financial resilience – Failure to react to external financial impacts, new policy and increased service demand. Poor investment and asset management decisions.	Reduced medium and long term financial viability Reduction in services to customers Increased volatility and inability to manage and respond to changes in funding levels Reduced financial returns (or losses) on investments/assets Inability to deliver financial efficiencies Inability to deliver commercial objectives (increased income) Poor customer service and satisfaction Increased complexity in governance arrangements Lack of officer capacity to meet service demand Lack of financial awareness and understanding throughout the council	4	4	16	Medium Term Revenue Plan reported regularly to members. Fully Balanced medium term and dynamic ability to prioritise resources Fully Highly professional, competent, qualified staff Partially Good networks established locally, regionally and nationally Fully National guidance interpreting legislation available and used regularly Fully Members aware and are briefed regularly Fully Participate in Oxfordshire Treasurers' Association's work streams Fully Review of best practice guidance from bodies such as CIPFA, LGA and NAO Fully Treasury management and capital strategies in place Fully Investment strategies in place Fully Regular financial and performance monitoring in place Fully Independent third party advisers in place Fully Regular bulletins and advice received from advisers Fully Property portfolio income monitored through financial management arrangements on a regular basis Partially Asset Management Strategy in place and embedded. Partially Transformation Programme in place to deliver efficiencies and increased income in the future Fully		Councillor Tony Illot	Adele Taylor	Dominic Oakeshott	4	3	12	↑	Key staff recruited to and review of workload and capacity across the team. Additional resilience and resource for financial accounting and reporting engaged through external partners and agencies. Assessment of national picture undertaken and being reported through senior managers and members highlighting the medium term challenges. Investment strategy approach agreed and operating and all potential investments now taken through the working groups prior to formal sign off. Robust review and challenge of our investment options to be regularly undertaken through our usual monitoring processes. Timeliness and quality of budget monitoring particularly property income and capital improving. Financial Systems replacement project underway. LEAN review of budget monitoring undertaken with significant engagement from within the wider business. Asset Management Strategy being reviewed and refreshed. Review of BUILD1 to ensure procurement and capital monitoring arrangements are in place and development of forward programme - work still underway. Finance support and engagement with programme management processes continuing. Further integration and development of Performance, Finance and Risk reporting Regular involvement and engagement with senior management across County as well as involvement in Regional and National finance forums. Regular member meetings, training and support in place and regularly reviewed. Briefings provided on key topics to members with particular focus on key skills for specific committees such as audit committee. New approach to budget setting introduced linked to service planning. Additional challenge added into the process to ensure robustness of estimates Regular utilisation of advisors as appropriate. Internal Audits being undertaken for core financial activity and capital as well as service activity Assessment of national picture via Pixel and LG Futures has identified that the funding available in later years is likely to be significantly reduced, adding longer term resilience challenges.	Maintaining focus in this area with ongoing review, staff and member training and awareness raising. Investment options considered as and when they arise, MTFS and budget setting being developed to enhance the scrutiny and quality of investments. Financial System Solution Project continuing to consider future finance system options, incorporating budget management via Lean, extension of Civica and new procurement. Review underway Review in hand. Finance business partners involved with reflection locally on outcomes. Integrated reporting has been embedded Engagement with a number of national and regional networks to ensure we are as up-to-date as we can be in relation to potential funding changes from 2020/21 and impact on our MTFS. Regular training will be undertaken. Budget setting for 2020/21 underway, first checkpoint in 13/09/19 for the return of submissions by managers. Review of borrowing approach being considered alongside our financial advisors Regular reporting of progress on internal audits considered by the committee Medium/long term position assessed as significantly worse, increasing risk alongside the capacity needed to work on activity to reduce spending levels. Budget setting being developed in conjunction with members to alleviate the challenges with budget proposals.	Risk reviewed - 09/12/19 - No changes.
L02 -	Statutory functions – Failure to meet statutory obligations and policy and legislative changes are not anticipated or planned for.	Legal challenge Loss of opportunity to influence national policy / legislation Financial penalties Reduced service to customers	3	4	12	Embedded system of legislation and policy tracking in place, with clear accountabilities, reviewed regularly by Directors Clear accountability for responding to consultations with defined process to ensure Member engagement Fully National guidance interpreting legislation available and used regularly Fully Risks and issues associated with Statutory functions incorporated into Directorate Risk Registers and regularly reviewed Partially Clear accountability for horizon scanning, risk identification / categorisation / escalation and policy interpretation in place Partially Robust Committee forward plans to allow member oversight of policy issues and risk management, including Scrutiny and Audit Partially Internal Audit Plan risk based to provide necessary assurances Partially Strong networks established locally, regionally and nationally to ensure influence on policy issues Fully Senior Members aware and briefed regularly in 1:1s by Directors Partially		Councillor Barry Wood	Yvonne Rees	Nick Graham	3	3	9	↔	Establish corporate repository and accountability for policy/legislative changes Review Directorate/Service risk registers Ensure Committee forward plans are reviewed regularly by senior officers Review of Leadership Risk Register and Risk Strategy for 2019-20 in progress. Ensure Internal Audit plan focusses on key leadership risks Develop stakeholder map, with Director responsibility allocated for managing key relationships Standardise agendas for Director / PFH 1:1s New NPPF published 05/03/18 will guide revised approach to planning policy and development management. Allocate specific resource to support new projects/policies or statutory requirements e.g. GDPR	Service plans for 2019-20 received and currently being reviewed. Performance framework for 2019-20 to be agreed. Review of Leadership Risk Register and Risk Strategy for 2019-20 in progress.	Risk reviewed 09/12/19 - Risk reviewed, no changes.

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L04 -	CDC Local Plan - Failure to ensure sound, up to date local plan remains in place for Cherwell resulting in poor planning decisions such as development in inappropriate locations, inability to demonstrate an adequate supply of land for housing and planning by appeal	Poor planning decisions leading to inappropriate growth in inappropriate place. Negative (or failure to optimise) economic, social, community and environmental gain Negative impact on the council's ability to deliver its strategic objectives, including its commitments within the Oxfordshire Housing & Growth Deal increased costs in planning appeals Possible financial penalties through not delivering forecasted New Homes Bonus (NHB) Reputational damage with investor community of Cherwell as a good place to do business created by uncertainty/ lack of policy clarity	4	4	16	Local Development Scheme (LDS) is actively managed and reviewed, built into Service Plan, and integral to staff appraisals of all those significantly involved in Plan preparation and review Team capacity and capability kept under continual review with gaps and pressures identified and managed at the earliest opportunity. Arrangements in place to source appropriate additional, time-bound resource if needed Delegations to Chief Exec agreed to ensure timely decisions Ongoing programme of internal communication, including Members updates and training programme On-going review of planning appeal decisions to assess robustness and relevance of Local Plan policies Updates on annual NHB payments	Partially Partially Partially Fully Fully Not	Councillor Colin Clarke	Simon Furlong	David Peckford	3	4	12	↑	Regular review meetings on progress and critical path review Regular Portfolio briefings and political review LDS updated as required with programme management approach adopted to ensure progress against plan LDS timeline built into Directorate level objectives (e.g. via Service Plans) and incorporated into SMART targets within staff appraisals Additional evidence commissioned as required. Need to keep under review staff and financial resources to ensure delivery to timetable (LDS) for Local Plan Review. Authority Monitoring Reports continue to be prepared on a regular annual basis (AMR delayed until January due to General Election)	The latest Local Development Scheme is that approved by the Executive in December 2018. It includes the programmes for the Partial Review of the Local Plan, the Oxfordshire Plan 2050, a Local Plan Review, the Banbury Canalside Supplementary Planning Document and work on a Community Infrastructure Level (CIL). The residual risk score of '9' reflects delay with the Oxfordshire Plan and the review of the Local Plan. Development of a timetable and high level project plan for the review of the Local Plan is currently being developed to present to CEDR and Executive	Risk reviewed 10/12/19 - Risk reviewed, scores adjusted, mitigating actions and commentary updated.
L05 -	Business Continuity - Failure to ensure that critical services can be maintained in the event of a short or long term incident affecting the Councils' operations	Inability to deliver critical services to customers/residents Financial loss Loss of important data Inability to recover sufficiently to restore non-critical services before they become critical Loss of reputation	4	4	16	Business continuity strategy in place Services prioritised and recovery plans reflect the requirements of critical services ICT disaster recovery arrangements in place Incident management team identified in Business Continuity Strategy All services undertake annual business impact assessments and update plans Business Continuity Plans tested	Fully Fully Fully Partially Fully Partially	Councillor Andrew McHugh	Graeme Kane	Richard Webb	3	3	9	↔	Business Continuity Statement of Intent and Framework agreed by CEDR BC Improvement Plan agreed with CEDR ICT transition to data centre and cloud services have reduced likelihood of ICT loss and data loss Corporate ownership and governance sits at senior officer level BC Impact assessments and BCPs in place for all teams and peer reviewed by OCC's Emergency Planning team Progress report was provided to CEDR in March BC assurance framework under development	A cross-council programme to update all business continuity plans commenced in September to ensure all plans are up to date following separation of the councils. This update process is due for completion by the end of December. The Business Continuity Steering Group are developing an incident response plan and an assurance framework. The Business Continuity pages on the Intranet have been updated to provide more resources and information to assist in the development of robust BC plans.	Risk Reviewed 06/12/19 - Mitigating actions and comments updated
L07 -	Emergency Planning (EP) - Failure to ensure that the local authority has plans in place to respond appropriately to a civil emergency fulfilling its duty as a category one responder	Inability of council to respond effectively to an emergency Unnecessary hardship to residents and/or communities Risk to human welfare and the environment Legal challenge Potential financial loss through compensation claims Ineffective Cat 1 partnership relationships	4	4	16	Key contact lists updated monthly. Emergency Planning Lead Officer defined with responsibility to review, test and exercise plan and to establish, monitor and ensure all elements are covered Added resilience from cover between shared Environmental Health and Community Safety Teams as officers with appropriate skill Senior management attend Civil Emergency training Multi agency emergency exercises conducted to ensure readiness On-call rota established for Duty Emergency Response Co-ordinators Active participation in Local Resilience Forum (LRF) activities	Fully Partially Fully Fully Fully Fully	Councillor Andrew McHugh	Graeme Kane	Richard Webb	3	4	12	↔	Emergency plan contacts list being updated monthly and reissued to all duty managers. OCC Emergency Planning providing expert advice and support under a partnership arrangement. Chief Operating Officer meets with ACO Oxfordshire Fire and Rescue quarterly to oversee shared EP arrangements. Supporting officers for incident response identified in the emergency plan and wallet guide Drop in training session now taking place monthly (from June) covering a range of topics. Senior managers have attended multi-agency exercises and duty manager training with OCC senior managers. On-call rota being maintained Authority represented at the Local Resilience Forum	Active plans are in place to ensure the authority is prepared for a variety of emergencies. Continual improvements are being made as a result of a review of these plans and in partnership with the Local Resilience Forum. An 'on-call' system ensures there is a senior manager available to lead a response to an incident 24/7. Cherwell now has a stand-alone plan following separation from SNC. The council also has a pool of trained loggists to assist in recording actions and decisions. OCC are providing expert advice and support. Active involvement in the LRF Brexit planning arrangements is on-going.	Risk Reviewed 06/12/19 - Risk reviewed, no changes.

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L08 -	Health and safety - Failure to comply with health and safety legislation, corporate H&S policies and corporate H&S landlord responsibilities	Fatality, serious injury & ill health to employees or members of the public	5	4	20	New Health & Safety Corporate H&S arrangements & guidance in place as part of the newly adopted HSG65 Management System	Partially	Councillor Lynn Pratt	Adele Taylor	Ceri Harris	4	3	12 ↔	A new Corporate Health, Safety and Wellbeing Policy was ratified BPM meeting on 17th June. The Corporate arrangements are in the process of being updated. These will be finalised by end of October 2019.	The Executive Leadership Team (ELT) receives a quarterly report from the Corporate H&S Manager. Relevant updates taken to appropriate committee. Joint Council and Employee Engagement Committee (JCEEC) to be formed by HR in Oct/Nov time. To be in place to ensure robust communication methods are in place for consultation between HR/H&S and TU. HR AD in the process of co-ordinating JCEEC meetings. First JCEEC meeting took place January 2019	Risk reviewed 11/12/19 - Risk reviewed - no changes.	
		Criminal prosecution for failings				Clearly identified accountability and responsibilities for Health and Safety established at all levels throughout the organisation	Partially							Following the ratification of the new Corporate Health, Safety and Wellbeing Policy all Assistant Directors have been asked to complete a Departmental Risk Assessment Checklist. The Checklist identified the areas of risk within the department and whether there is a risk assessment in place to cover the risks. So far 9 departments have responded.			Corporate Health and Safety Team to ensure all departments to respond to the Departmental Risk Assessment Checklist and to follow up with departments on areas of concern. Responses are being collated on a central spreadsheet which will become the database of all risk assessments across the Council.
		Financial loss due to compensation claims				Corporate H&S Manager & H&S Officer in post to formalise the H&S Management System & provide competent H&S advice & assistance to managers & employees.	Partially							The Internal Audit programme underwent a review in May 2019 due to change in the resources available following separation to carry out the existing 3 year program. A new 2 year schedule has been developed to replace the existing schedule. The health and safety internal inspection cover all elements of our overall H&S management system to ensure compliance with our standards.			The H&S team are conducting health and safety inspections internally across all services and teams. To date a total of 12 audits have been carried out across the Council.
		Enforcement action – cost of regulator (HSE) time				Proactive monitoring of Health & Safety performance management internally	Partially										
		Increased sickness absence				Proactive monitoring of Health & Safety performance management externally											
		Increased agency costs				Effective induction and training regime in place for all staff	Fully										
		Reduction in capacity impacts service delivery				Positive Health & Safety risk aware culture	Partially										
						Corporate Health & Safety meeting structure in place for co-ordination and consultation	Partially										
						Corporate body & Member overview of Health & Safety performance via appropriate committee	Fully										
						Assurance that third party organisations subscribe to and follow Council Health & Safety guidelines and are performance managed where required	Partially										

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L09 -	Cyber Security - If there is insufficient security with regards to the data held and IT systems used by the councils and insufficient protection against malicious attacks on council's systems then there is a risk of: a data breach, a loss of service, cyber- ransom.	Service disruption Financial loss / fine Prosecution – penalties imposed Individuals could be placed at risk of harm Reduced capability to deliver customer facing services Unlawful disclosure of sensitive information Inability to share services or work with partners Loss of reputation	4	5	20	File and Data encryption on computer devices Managing access permissions and privileged users through AD and individual applications Consistent approach to information and data management and security across the councils Effective information management and security training and awareness programme for staff Password security controls in place Robust information and data related incident management procedures in place Appropriate robust contractual arrangements in place with all third parties that supply systems or data processing services Appropriate plans in place to ensure ongoing PSN compliance Adequate preventative measures in place to mitigate insider threat, including physical and system security Insider threat mitigated through recruitment and line management processes	Fully Fully Fully Fully Fully Fully Fully Fully Fully	Councillor Ian Corkin	Claire Taylor	David Spilsbury	3	5	15	↔	The cyber-essentials plus certification has now been passed. Replace with Accounts, Audit & Risk Committee Members updated and given a presentation on Cyber Security November 2019 The Regional Police Cyber Security Advisor gave the IT management team two training sessions (full cyber awareness Oct18 and table top DR exercise Nov18) followed by a series of all-Council staff awareness sessions in January 2019. Mop-up on e-learning options now being explored by IT and HR. Implemented an intrusion prevention and detection system. Agreed Terms of Reference and re-implementation of the security forum as the Information Governance Group, with meetings to be held on a minimum quarterly basis chaired by the Information Governance Manager. Information Governance support is now provided to Cherwell as part of a joint working relationship with Oxfordshire County Council. An action for the next month will be to ensure there are effective partnership working arrangements in place under this new service. Cyber Awareness e-learning available and will be part of new starters induction training. Cyber Security issues regularly highlighted to all staff. External Health Check undertaken April 2019, executive summary gives us a high security posture and no critical security issues.	Cyber security incidents are inevitable. The only way to manage this risk is to have effective controls and mitigations in place including audit and review.	Risk Reviewed 05/12/19 - Mitigating actions updated.
L10 -	Safeguarding the vulnerable (adults and children) - Failure to follow our policies and procedures in relation to safeguarding vulnerable adults and children or raising concerns about their welfare	Increased harm and distress caused to vulnerable individuals and their families Council could face criminal prosecution Criminal investigations potentially compromised Potential financial liability if council deemed to be negligent	4	4	16	Safeguarding lead in place and clear lines of responsibility established Safeguarding Policy and procedures in place Information on the intranet on how to escalate a concern Mandatory training and awareness raising sessions are now in place for all staff. Safer recruitment practices and DBS checks for staff with direct contact Action plan developed by CSE Prevention group as part of the Community Safety Partnership Data sharing agreement with other partners Attendance at Children and Young People Partnership Board (CYPPB) Annual Section 11 return compiled and submitted as required by legislation. Engagement with Joint Agency Tasking and Co-ordinating Group (JATAC) and relevant Oxfordshire County Council (OCC) safeguarding sub group Engagement at an operational and tactical level with relevant external agencies and networks	Partially Fully Fully Fully Partially Fully Fully Fully	Councillor Barry Wood	Graeme Kane	Nicola Riley	3	4	12	↔	Ongoing internal awareness campaigns Ongoing external awareness campaigns Annual refresher and new training programmes including training for new members Continue to attend groups focused on tackling child exploitation	Recruitment of a new safeguarding Officer will begin in November. This post will be included in the adult safeguarding team at OCC to ensure robust policy and procedures are in place for Cherwell and to improve the link into social care. Cherwell teams will continue to escalate their own referrals and sending notification to Safeguarding inbox to maintain a corporate record. the new HR payroll system will in time hold training records. There will be a push to ensure sufficient staff are trained to the correct standard in the New Year	Risk Reviewed 03/12/19 - Commentary updated.

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L11 -	Sustainability of Council owned companies and delivery of planned financial and other objectives - failure of council owned companies to achieve their intended outcomes or fail to meet financial objectives	Unclear governance leading to lack of clarity and oversight in terms of financial and business outcomes Non achievement of business and finance outcomes directly or indirectly impacting on other council services Lack of understanding at officer and member level about the different roles of responsibilities required when managing council owned companies	3	4	12	Annual business planning in place for all companies to include understanding of the link between our objectives being delivered and financial impact for the council Financial planning for the companies undertaken that will then be included within our own Medium term financial plan Ensure strong corporate governance mechanisms are in place Sound monitoring in place of both business and financial aspects of the companies and the impact on overall council performance Training in place for those undertaking roles relating to the companies	Fully Fully Partially Fully Partially	Councillor Tony Illot	Adele Taylor	Dominic Oakeshott	3	4	12	↔	Changes in the shareholder support side line management been put in place. Additional oversight and capacity from senior managers including performance dashboards at CEDR Resilience and support being developed across business to support and enhance knowledge around council companies Skills and experience being enhanced to deliver and support development, challenge and oversight. Work with one company to ensure long term support arrangements are put in place.	Knowledge and experience building take place with training and support as required. Company dashboard now being reviewed by CEDR to understand the impact of what is happening at company level on the council. Review of company governance being undertaken to ensure that we are adhering to best practice Will support future year governance and financial management	Risk reviewed - 09/12/19 - No changes.
L12 -	Financial sustainability of third party suppliers including contractors and other partners - the failure of a key partner of supplier impacting on the business of the council	The financial failure of a third party supplier or partner results in the inability or reduced ability to deliver a service to customers. Failure to ensure the necessary governance of third party relationships (council businesses, partners, suppliers) are in place to have sufficient oversight of our suppliers	3	4	12	Ensure contract management in place review and anticipate problems within key service suppliers and partners Business continuity planning arrangements in place in regards to key suppliers Ensuring that proactive review and monitoring is in place for key suppliers to ensure we are able to anticipate any potential service failures	Partially Partially Partially	Councillor Tony Illot	Adele Taylor	Wayne Welsby	2	4	8	↔	Meetings take place when required with suppliers to review higher risk areas. Some review of appropriate information in regards to key supplier performance through trade press, information from networks in place.	The Council continues to monitor suppliers financial stability and meets with suppliers when required. Financial company insight being gained through use of monitoring tools and financial advice. Work is currently underway to incorporate CDC supplier financial risk reporting together with the tools in place for OCC.	Risk reviewed - 09/12/19 - Risk reviewed no changes.
L14 -	Corporate Governance - Failure of corporate governance leads to negative impact on service delivery or the implementation of major projects providing value to customers.	Threat to service delivery and performance if good management practices and controls are not adhered to. Risk of ultra vires activity or lack of legal compliance Risk of fraud or corruption Risk to financial sustainability if lack of governance results in poor investment decisions or budgetary control. Failure of corporate governance in terms of major projects, budgets or council owned companies impacts upon financial sustainability of the councils.	4	4	16	Clear and robust control framework including: constitution, scheme of delegation, ethical walls policy etc. Clear accountability and resource for corporate governance (including the shareholder role). Integrated budget, performance and risk reporting framework. Corporate programme office and project management framework. Includes project and programme governance. Internal audit programme aligned to leadership risk register. Training and development resource targeted to address priority issues; examples include GDPR, safeguarding etc. HR policy framework. Annual governance statements	Partially Partially Partially Partially Partially Partially Partially	Councillor Barry Wood	Yvonne Rees	Nick Graham	3	3	9	↔	Standing item at senior officer meetings – regular review of risk and control measures Review of constitution to take place 2018/19 Implementation of corporate programme office – May 2018 Full review of HR policy to be undertaken during 2018/19 Monitoring Officer to attend management team meetings	S113 Agreement terminates on 16 January 2019. Collaboration Agreement being developed. Executive and Cabinet will consider its adoption on 7 and 14 January 2019 respectively. Service schedules are being developed for all services that require ongoing joint working - and these are programmed to be in place by 16 January 2019.	Risk reviewed - 09/12/19 - Risk reviewed, no changes.

Ref	Name and Description of risk	Potential impact	Inherent (gross) risk level (no Controls)			Controls	Control assessment	Lead Member	Risk owner	Risk manager	Residual risk level (after existing controls)			Direct'n of travel	Mitigating actions (to address control issues)	Comments	Last updated
			Probability	Impact	Rating						Probability	Impact	Rating				
2019/20																	
L15 -	Oxfordshire Growth Deal (contract with HMG) As a result of a lack of experience of this scale and nature of partnership delivery there is a risk that inadequate levels of control will be applied by the Partnership to Oxfordshire Housing and Growth Deal governance, resourcing and delivery and that CDC (and its partners) will fail to meet its publicly stated Contractual commitments to its Partners and Government over the 5-year term.	Failure to meet its obligations as a partner within the Growth Deal could see Cherwell as a factor in Government holding back some or all of its funding and/or cease to extend the arrangement beyond 2023. Infrastructure milestone delivery late (for infrastructure linked to accelerated housing) Accelerated housing numbers delivered to plan late Cost of infrastructure to accelerate circa 6500 homes within 5-year term significantly beyond 2018 budget cost estimate DC GVA: no defined metrics in HGDDP but linked to homes accelerated/infrastructure/affordable homes delivered/JSSP progress and delivery JSSP Affordable Houses Productivity	5	5	25	Appointment of an interim advisor to guide and support delivery of the GD programme and risk management controls Recognition of issues in CDC GD arrangements and delivery of a 6-week review to identify and propose an action plan to manage and bring the issues within control (see 6-week plan) Establish CDC organisational fit of GDC GD as a programme capability reporting to CEDR through the Place Board Secured approval for CDC GD next stage plan at CEDR 17/12/18 which targets setting up CDC GD programme board, work stream capability and leadership supported by CDC Transformation PMO by end March 19 (see Board paper and Next stage Plan Proposal) Built on CDC PMO RAID principles and developed initial RAID logs for each work stream (capture risks, issues, dependencies and assumptions) to help define "gives and gets" as a basis for holding all to account for defined and transparent baseline delivery.	Fully Partially Fully Fully	Councillor Barry Wood	Robert Jolley	Jonathan MacWilliam	4	3	12	↔	A CDC GD programme and programme board capability Work stream plans of work (work stream brief, schedule, RAID log) Appropriate engagement with members in support of their advisory/scrutiny at GD Board level Governance and performance management Improved collaboration working with partners to hold them to account for their part of delivery Securing approval of a resourced GD Y2 plan to be delivered in a collaborative partnership environment Extending support from interim advisor to end March 19	Progress is being made across all workstreams evidenced by more detailed monthly reports to the CDC Programme Board. The improving maturity of the Programme is resulting in more sophisticated engagement at all levels including through specific member roles. The current focus of work is on what additional schemes can be included in the infrastructure programme.	Risk reviewed 06/12/19 - Commentary updated
L16 -	Joint Working That the challenges and risks associated with joint working outweigh the benefits and impacts on the provision of services to residents and communities.	Opportunities for joint working take longer to develop than planned delaying potential service improvements for residents and communities. Resources are allocated to the development of proposals, reducing the capacity of the Council to deliver on its priorities and plans, impacting on quality of services delivered to residents and communities. Uncertainty around joint working could lead to reduced staff morale and potentially increase staff turnover. Benefits to be realised from joint working business cases do not materialise or take longer to deliver than planned.	3	3	9	S113 agreement in place with Oxfordshire County Council Partnership Working Group established with OCC to oversee the development of joint working proposals. Robust programme and project management methodologies in place.	Fully Fully Fully	Councillor Ian Corkin	Yvonne Rees	Claire Taylor	2	3	6	↔	Regular reporting on joint working proposals to the senior management team.	Consultation with staff on a new joint Strategy, Communications and Insight service with OCC has now finished. The new service is expected to be in place by March 2020.	Risk reviewed - 11/12/19 - commentary updated.
L17 -	Separation That the separation of joint working arrangements with South Northamptonshire Council impacts on the provision of services to residents and communities.	Separation of joint working arrangements result in reduced capacity and resilience to deliver services. Services being delivered to SNC are impacted by re-organisation in Northamptonshire, impacting on the quality of services delivered to residents and communities	3	3	9	On-going service delivery arrangements to SNC set out clearly and underpinned by the Collaboration Agreement with protocols in place for dealing with any emerging issues. Robust programme and project management frameworks in place.	Fully Fully	Councillor Ian Corkin	Yvonne Rees	Claire Taylor	2	2	4	↔	Regular reporting on joint working proposals to the senior management team.	All services apart from Customer Services have now separated or been moved into a service delivery arrangement.	Risk reviewed - 11/12/19 - No changes.
L18 -	Workforce Strategy The lack of effective workforce strategies could impact on our ability to deliver Council priorities and services.	Limit our ability to recruit, retain and develop staff Impact on our ability to deliver high quality services Overreliance on temporary staff Additional training and development costs	3	4	12	Analysis of workforce data and on-going monitoring of issues Key staff in post to address risks (e.g. strategic HR business partners) Weekly Vacancy Management process in place	Partially effective Fully Fully	Councillor Ian Corkin	Claire Taylor	Karen Edwards	2	3	6	↔	Development of relevant workforce plans . Development of new L&D strategy, including apprenticeships. Development of specific recruitment and retention strategies. New IT system is being implemented to improve our workforce data.	Training on workforce planning for the HR team planned to start in Jan/Feb 2020.	Risk reviewed 11/12/19 - Commentary updated.

L04 - Local Plan Risk

The latest Local Development Scheme is that approved by the Executive in December 2018. It includes the programmes for the Partial Review of the Local Plan, the Oxfordshire Plan 2050, a Local Plan Review, the Banbury Canalside Supplementary Planning Document and work on a Community Infrastructure Level (CIL).

Partial Review

A Partial Review of the Local Plan, to assist Oxford with its unmet housing need, was submitted to Government for Examination on 5 March 2018. A preliminary public hearing was held on 28 September 2018 and main hearings in February 2019. On 13 July 2019, the Council received the Inspector's Post-Hearing Advice Note setting out his preliminary conclusions. In principle, the Inspector is satisfied that the Plan's housing requirement and strategy are appropriate and that there are exceptional circumstances for alterations to the Green Belt. However, he has concerns about proposed development next to Woodstock and suggested that the Council prepare Main Modifications to address this. On 30 September 2019, officers informally submitted proposed modifications to the Inspector supported by evidence. On 29 October the Inspector advised

Oxfordshire Plan 2050

A Growth Deal commitment. The Plan is being prepared by a central Plan team appointed through the Oxfordshire Growth Board. It must be submitted to Government for Examination by March 2020 to meet the existing terms of the Deal. The Council contributes to the plan-making process as a partner with a view to it being adopted as part of the Development Plan upon completion.

Public consultation on an Issues Paper ended on 25 March 2019. A public 'call for location ideas' ended on 12 April. The central Plan team is evidence gathering and scoping 'spatial options' for Plan development. On 24 September 2019 the Oxfordshire Growth Board agreed a new timetable for completion of the Plan. This allows for further stakeholder engagement in Autumn/Winter 2019/20; public consultation on a formal Options Paper in June/July 2020; and, consultation on a proposed Plan at the end of 2020. The intention is to submit the Plan for Examination in March 2021.

Local Plan Review

Work programming and initial preparatory work commenced in Spring 2019 but has had to be put on hold while further work on the Partial Review is pursued. There is a statutory requirement to review Local Plans within five years from adoption (the adopted Local Plan having been adopted in July 2015). The Plan will need to take account of the Oxfordshire Plan 2050 and consequently there are dependencies between the two work programmes. Work on the new Local Plan will

Banbury Canalside SPD

Work has been stalled due to the need to review the work undertaken to date, particularly in the context of wider business plan objectives, and due to capacity issues within the Planning Policy team. However, in October 2019 the Planning Policy

Community Infrastructure Levy

Not a Local Development Document but a potential means of securing funding for infrastructure to assist overall delivery (should the Council decide to implement CIL). Work on a potential charging levy was paused due to a Government review of

Cherwell District Council

Capital Strategy 2020/21

Including Minimum Revenue Provision (MRP) Statement

1 Introduction

- 1.1 The capital strategy was a new report introduced in 2019/20, giving a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability. It has been written in an accessible style to enhance members' understanding of these sometimes technical areas.
- 1.2 Decisions made this year on capital and treasury management will have financial consequences for the Council for many years into the future. They are therefore subject to both a national regulatory framework and to local policy framework, summarised in this report.

2 Capital Expenditure and Financing

- 2.1 Capital expenditure is where the Council spends money on assets, such as property or vehicles, which will be used for more than one year. In local government this includes spending on assets owned by other bodies, and loans and grants to other bodies enabling them to buy assets. The Council has some limited discretion on what counts as capital expenditure, for example assets costing below £10,000 are not capitalised and are charged to revenue in year.

For details of the Council's policy on capitalisation, see Financial Regulations

In 2020/21, the Council is planning capital expenditure of £47.1m as summarised below:

Table 1: Prudential Indicator: Estimates of Capital Expenditure in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Services	9.7	15.0	0	0	0
Capital investments	20.1	35.5	47.1	1.7	1.0
TOTAL	29.8	50.5	47.1	1.7	1.0

- 2.2 The main capital projects include the Build! Programme, Castle Quay 1 and 2 and the Sunshine Centre.

Governance

- 2.3 Service managers bid as part of the annual budget setting process, and throughout the year, to include projects in the Council's capital programme. Bids are collated by

the Finance and a calculation of the financing cost is undertaken (which can be nil if the project is fully externally financed). The Budget Planning Committee appraises all bids based on a comparison of service priorities against financing costs and makes recommendations to the Executive. The final capital programme is then presented to Council in February each year.

- 2.4 All capital expenditure must be financed, either from external sources (government grants and other contributions), the Council's own resources (revenue, reserves and capital receipts) or debt (borrowing, leasing and Private Finance Initiative). The planned financing of the above expenditure is as follows:

Table 2: Capital financing in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
External sources	3.2	1.3	1.0	1.0	1.0
Own resources	5.4	5.5	5.0	4.0	4.0
Debt	21.2	43.7	41.1	(3.3)	(4.0)
TOTAL	29.8	50.5	47.1	1.7	1.0

- 2.5 Debt is only a temporary source of finance, since loans and leases must be repaid, and this is therefore replaced over time by other financing, usually from revenue which is known as minimum revenue provision (MRP). Alternatively, proceeds from selling capital assets (known as capital receipts) may be used to replace debt finance. Planned MRP and use of capital receipts are as follows:

Table 3: Replacement of debt finance in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Own resources	5.4	5.5	5.0	4.0	4.0

The Council's full minimum revenue provision (MRP) statement is included at Appendix A below.

- 2.6 The Council's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP and capital receipts used to replace debt. The CFR is expected to increase by £38.8m during 2020/21. Based on the above figures for expenditure and financing, the Council's estimated CFR is as follows:

Table 4: Prudential Indicator: Estimates of Capital Financing Requirement in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
TOTAL CFR	146.2	187.8	226.6	219.7	211.9

Asset management

2.7 To ensure that capital assets continue to be of long-term use, the Council has an asset management strategy in place. This is a multi-level approach structured as follows:

- At a tenancy level the Comprehensive Asset Register (a database of key lease events) is being updated and used to identify forthcoming lease events such as expiries, rent reviews and breaks. These are allocated to specific asset managers to progress whose work schedules are reviewed periodically.
- At a property level this can comprise the preparation of asset specific management plans which are then subject to periodic review and updating. This process is ongoing and informs the portfolio strategy as a whole.
- At a portfolio level the make-up of the portfolio is considered annually in terms of its sector weighting and suitability to meet the Council's longer term objectives of providing a secure risk weighted income stream. One such review is ongoing.

Asset disposals

2.8 When a capital asset is no longer needed, it may be sold so that the proceeds, known as capital receipts, can be spent on new assets or to repay debt. The Council is currently also permitted to spend capital receipts on service transformation projects until 2021/22. Repayments of capital grants, loans and investments also generate capital receipts.

3 Treasury Management

3.1 Treasury management is concerned with keeping sufficient but not excessive cash available to meet the Council's spending needs, while managing the risks involved. Surplus cash is invested until required, while a shortage of cash will be met by borrowing, to avoid excessive credit balances or overdrafts in the bank current account. The Council is typically cash rich in the short-term as revenue income is received before it is spent, but cash poor in the long-term as capital expenditure is incurred before being financed. The revenue cash surpluses are offset against capital cash shortfalls to reduce overall borrowing.

At 31 December 2019 the Council had borrowing of £123m at an average interest rate of 1.58%, and treasury investments of £41.1m at an average interest rate of 0.66%.

Borrowing strategy

3.2 The Council's main objectives when borrowing are to achieve a low but certain cost of finance while retaining flexibility should plans change in future. These objectives are often conflicting, and the Council therefore seeks to strike a balance between cheap short-term loans (currently available at around 0.75%-1.0%) and long-term fixed rate loans where the future cost is known, but higher (currently 2.5 to 3.0%).

Projected levels of the Council's total outstanding debt (which comprises borrowing, and leases are shown below, compared with the capital financing requirement (see above).

Table 5: Prudential Indicator: Gross Debt and the Capital Financing Requirement in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Debt (incl. leases)	111.0	154.7	195.8	192.5	188.5
Capital Financing Requirement	146.2	187.8	226.8	219.7	211.9

- 3.3 Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen from table 5, the Council expects to comply with this in the medium term.

Affordable borrowing limit

- 3.4 The Council is legally obliged to set an affordable borrowing limit (also termed the authorised limit for external debt) each year. In line with statutory guidance, a lower "operational boundary" is also set as a warning level should debt approach the limit.

Table 6: Prudential Indicators: Operational boundary and Authorised limit for external debt in £m

	2019/20 limit	2020/21 limit	2021/22 limit	2022/23 limit
Operational boundary total external debt	205	215	215	215
Authorised limit total external debt	225	240	240	240

Further details on borrowing can be found in the treasury management strategy.

Treasury Investment strategy

- 3.5 Treasury investments arise from receiving cash before it is paid out again. Investments made for service reasons or for pure financial gain are not generally considered to be part of treasury management.
- 3.6 The Council's policy on treasury investments is to prioritise security and liquidity over yield. Focus on minimising risk rather than maximising returns. Cash that is likely to be spent in the near term is invested securely, for example with the government, other local authorities or selected high-quality banks, to minimise the risk of loss. Money that will be held for longer terms is invested more widely, including in bonds, shares and property, to balance the risk of loss against the risk of receiving returns below inflation. Both near-term and longer-term investments may be held in pooled funds, where an external fund manager makes decisions on which

particular investments to buy and the Council may request its money back at short notice.

Table 7: Treasury management investments in £millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Near-term investments	15.3	15	15	15	15
Longer-term investments	0	0	0	0	0
TOTAL	15.3	15	15	15	15

Further details on treasury investments can be found in the treasury management strategy.

Risk management

- 3.6 The effective management and control of risk are prime objectives of the Council's treasury management activities. The treasury management strategy therefore sets out various indicators and limits to constrain the risk of unexpected losses and details the extent to which financial derivatives may be used to manage treasury risks.

Governance

- 3.7 Decisions on treasury management investment and borrowing are made daily and are therefore delegated to the Director of Finance and staff, who must act in line with the treasury management strategy approved by Council. Reports on treasury management activity are presented to the Accounts, Audit & Risk Committee. The Accounts, Audit & Risk Committee is responsible for scrutinising treasury management decisions.

4 Investments for Service Purposes

- 4.1 The Council makes investments to assist local public services, including making loans to and buying shares in the Council's subsidiaries, providing loans to local charities and businesses where there is demonstrable public benefit. In light of the public service objective, the Council is willing to take more risk than with treasury investments; however, it still plans for such investments to at least break even.

Governance

- 4.2 Decisions on service investments are made by the relevant service manager in consultation with the Section 151 Officer and must meet the criteria and limits laid down in the Investment Strategy. Most loans and shares are capital expenditure and purchases will therefore also be approved as part of the capital programme.

Further details on service investments are in the Investment Strategy.

5 Commercial Activities

- 5.1 With central government financial support for local public services declining, the Council invests in commercial property mainly for financial gain but also for strategic economic regeneration. Total commercial investments are currently (31 March 2019) valued at £72m with the largest being Castle Quay.
- 5.2 With financial return being an objective, the Council accepts higher risk on commercial investment than with treasury investments. The principal risk exposures are listed below together with an outline of how those risks are managed:

Illiquidity:	<p>The council acknowledges illiquidity as a risk in property and whilst it cannot be avoided the risk is mitigated by the following strategies:</p> <ul style="list-style-type: none"> a) The council invests across a range of sectors. Illiquidity is to an extent fluid and at any given time varies across sectors. This allows the Council the opportunity to effect sales, if required, in the more liquid sectors. b) The Council's assets are likewise diversified in terms of lot size. This affords the Council the ability to access a range of purchaser types e.g. small local investors, listed property companies or institutions. c) The Council does not invest in high risk assets which can be the most illiquid of all. d) The Council's investments are not what is termed 'Investment Grade', but they are fundable – i.e. if sold they could be suitable for debt backed investors. e) The Council does not invest in specialist properties, where the market tends to be most illiquid. f) The Council's assets are uncharged. It is often lenders who require assets to be sold and whilst gearing does not increase illiquidity per se, it can expose an owner to greater risk of selling an illiquid asset at an inopportune time.
Tenant default:	<p>The Council's portfolio is not populated by large national concerns and tenant default risk is managed in two ways:</p> <ol style="list-style-type: none"> 1. Tenants are vetted when entering the portfolio either as new tenants when property is let or as replacement tenants when existing tenants assign their leases. It has to be acknowledged that there is less control when a tenant applies for consent to assign, though guarantees may be sought. 2. Risk is managed by diversification as only a small proportion of tenants will fail in any given year.

Obsolescence:	<p>A significant proportion of the Council's portfolio comprises industrial / warehouse buildings and simple retail assets which have relatively low obsolescence compared to offices where there are substantial amounts of plant and machinery. Where we have offices we try to introduce sinking / replacement funds where we are able to collect from tenants an annual sum to put towards high cost items such as the replacement of lifts or air conditioning. An example of this is the Banbury Health Centre which has a renewals fund set at £10,000 per annum. In other leases we will try to negotiate terms which allow for the replacement of obsolete plant when it is beyond economic repair.</p> <p>Where matters of public policy override commercial concerns our portfolio is more vulnerable. For example, at Banbury Museum, the Council may be responsible for significant capital outlay on plant and machinery as it nears the end of its useful economic life.</p>
Capital expenditure	<p>Please see above but also note that the Council aims to let space on Full Repairing terms which either makes the tenant either explicitly responsible for maintaining the asset or allows CDC to recover the cost of repairs through the service charge provisions of the relevant lease.</p>
Market risk:	<p>Two key market risks are falling rents in response to declining economic conditions and extended marketing voids when leases end or tenants fail. These risks are mitigated in three main ways:</p> <ol style="list-style-type: none"> 1. Lease lengths should be 3 – 5 yrs + which obviates most market risks during the period of the tenancy. 2. Rents are reviewed in an upwards only direction. This means that they cannot fall during the term of a lease. 3. Tenant failure – see above under Tenant Default, re: vetting and diversification policies. <p>An additional risk is over-exposure to town centre retailing as the portfolio's largest assets are Castle Quay Shopping Centre in Banbury and Pioneer Square in Bicester. These are both strategic investments and in respect of Castle Quay we rely heavily on external advisors, particularly Montague Evans, to identify and manage both upside and downside risks.</p>
Returns eroded by inflation:	<p>All investment assets incorporate periodic rent reviews which provide a hedge against inflation. Property is generally accepted as performing better than fixed income assets in times of inflation.</p>

Rising interest rates:	The portfolio is ungeared and therefore un-mortgaged
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Governance

- 5.3 Decisions on commercial investments are made by Members and Statutory Officers in line with the criteria and limits approved by Council in the Investment Strategy. Property and most other commercial investments are also capital expenditure and purchases will therefore also be approved as part of the capital programme.

Further details on commercial investments and limits on their use can be found in the Investment Strategy

- 5.4 The Council also has commercial activities in trading companies, exposing it to normal commercial risks. These risks are managed by the governance structure in place. The Shareholder Committee is regularly informed of the progress of each company. The Shareholder meets with the directors both formally and informally to ensure there is a consistent dialog between the companies and the council.

6 Liabilities

- 6.1 In addition to debt of £123m detailed above, the Council is committed to making future payments to cover its pension fund deficit (valued at £98m – as at 31 March 2019). The pension liability is the underlying commitments that the authority has in the long run to pay retirement benefits, less the fair value of the assets held within the scheme.

However, statutory arrangements for funding the deficit mean that the financial position of the authority remains healthy, because:

- the deficit on the local government scheme will be made good by increased contributions over the remaining working life of employees (i.e. before payments fall due), as assessed by the scheme actuary,
- finance is only required to be raised to cover discretionary benefits when the pensions are actually paid

The Council has also set aside £4.9m in its 2018/19 accounts to cover the risk of business rates appeals provisions. The Council is also at risk of having to refund the NHS for business rates if the on-going legal case is found in their favour.

Governance

- 6.2 Decisions on incurring new discretionary liabilities are taken by service managers in consultation with Statutory Officers. The risk of liabilities crystallising and requiring payment is monitored by Finance and reported monthly to the Budget Planning and

Executive committees. New liabilities are reported to full council for approval/notification as appropriate.

Further details on liabilities and guarantees are on page 72 and 76 of the 2018/19 statement of accounts

7 Revenue Budget Implications

- 7.1 Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue, offset by any investment income receivable. The net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

Table 8: Prudential Indicator: Proportion of financing costs to net revenue stream

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Financing costs (£m)	£3.1m	(£0.4m)	£0.1m	£2.6m	£3.9m
Proportion of net revenue stream	(14%)	(2%)	0%	16%	24%

Further details on the revenue implications of capital expenditure are in the 2020/21 revenue budget

Sustainability

- 7.2 Due to the very long-term nature of capital expenditure and financing, the revenue budget implications of expenditure incurred in the next few years will extend for up to 50 years into the future, which aligns with the attached MRP Statement. The Section 151 Officer is satisfied that the proposed capital programme is prudent, affordable and sustainable.

8 Knowledge and Skills

- 8.1 The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. For example, the Section 151 Officer is a qualified accountant with many years' experience, the Assistant Director of Property and Investments is a chartered surveyor with over twenty years' experience of asset management and commercial property investment. The Council pays for junior staff to study towards relevant professional qualifications including CIPFA and RICS.
- 8.2 Where Council staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Council

currently employs Arlingclose Limited as treasury management advisers, and a range of the current property advisors is as follows:

- Banbury based surveyors White Commercial and Bankier Sloane provide advice on the local property market, and assistance with new lettings, lease renewals, smaller valuations and rent reviews.
- Where specialist advice is required we ask for competitive quotes. For example we have asked three surveyors (one local, two national) to quote for rent review work in connection with a number of supermarkets within our portfolio.
- The day to day management of three asset is currently being tendered as we feel their management can be better achieved using external suppliers.
- Montague Evans supply asset management and facilities management in respect of Castle Quay.
- GVA Grimley also supply specialist accounting services in respect of Castle Quay.
- Montague Evans and Colliers both provide property valuation services
- BWD and Jackson Criss assist with Castle Quay lettings
- Gardiner Theobald provide project management, QS, CDM and Design services on Castle Quay
- Broomfield Property Ltd and Prime Project Management Ltd provide service relating to Castle Quay

This approach is more cost effective than employing such staff directly and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.

Appendix A – Minimum Revenue Provision (MRP) Statement

Where the Council finances capital expenditure by debt, it must put aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as Minimum Revenue Provision (MRP), although there has been no statutory minimum since 2008. The Local Government Act 2003 requires the Council to have regard to the Ministry of Housing, Communities and Local Government's Guidance on Minimum Revenue Provision (the MHCLG Guidance) most recently issued in 2018.

The broad aim of the MHCLG Guidance is to ensure that capital expenditure is financed over a period that is either reasonably commensurate with that over which the capital expenditure provides benefits, or, in the case of borrowing supported by Government Revenue Support Grant, reasonably commensurate with the period implicit in the determination of that grant.

The MHCLG Guidance requires the Council to approve an Annual MRP Statement each year and recommends a number of options for calculating a prudent amount of MRP. The following statement incorporates options recommended in the Guidance as well as locally determined prudent methods.

- For unsupported capital expenditure incurred after 31st March 2008, MRP will be determined by charging the expenditure over the expected useful life of the relevant asset in equal instalments, starting in the year after the asset becomes operational. MRP on purchases of freehold land will be charged over 50 years. MRP on

expenditure not related to fixed assets but which has been capitalised by regulation or direction will be charged over 20 years.

- For capital expenditure loans to third parties that are repaid in instalments of principal, the Council will make nil MRP, but will instead apply the capital receipts arising from principal repayments to reduce the capital financing requirement instead.

Capital expenditure incurred during 2020/21 will not be subject to a MRP charge until 2021/22.

Capital Bids					Spend Profile				
Reference	Strategic Priority	Project	Brief Description	Total Scheme Cost	2020/21	2021/22	2022/23	2023/24	2024/25
CAP017	Clean, Green and Safe	Vehicle Replacement Programme	Each year the Council has a replacement programme for its vehicles. As soon as a vehicle is purchased it is put on a replacement programme , often 7-10 years hence. The programme is regularly reviewed and changes are made due to a number of reasons such as condition of asset, change of activities, change in technology. The plan for 2020/21 is certain but the programme for future years are the best estimates based on known life of vehicles etc. We run the fleet on lowest whole life cost basis.	4,880,000	952,000	846,000	664,000	1,102,000	1,316,000
CAP018	Clean, Green and Safe	Commercial Waste Containers	The proposal is to supply commercial containers through existing framework agreements	100,000	25,000	25,000	25,000	25,000	
CAP028	Clean, Green and Safe	On Street Recycling container provision	The aim is to purchase around 60 more on street recycling bins. This will collect litter on one side of the bin and recycling (largely plastic bottles & cans). They will be located in places such as bus tops and to replace some freestanding litter bins	24,000	24,000				
CAP029	Clean, Green and Safe	Depot fuel system renewal	There are two fuel tanks – one at Highfield depot and one at Thorpe Lane. The fuel is dispensed via pumps which are becoming increasingly unreliable. The pumps at Thorpe Lane are very heavily used and the pumps are ten years old and need of replacement. Spare parts are becoming more difficult to source as the pumps are obsolete. The main pump at Highfield also needs replacement. The fuel system itself is also old, over ten years and better systems are on the market. The system needs replacing during 2020/21	50,000	50,000				
CAP030	Clean, Green and Safe	Horsefair Public Conveniences	Horsefair public conveniences is located in a main visitor area. Adjacent to Banbury Cross and the Fine Lady statue. The coach drop off point is nearby. The public conveniences are twenty years old, tired and there are no facilities near by. The public conveniences will be refurbished to unisex cubicles and a disabled facility	150,000		150,000			
Clean, Green and Safe Total				5,204,000	1,051,000	1,021,000	689,000	1,127,000	1,316,000
CAP031	District of Opportunity & Growth	Car Parking Action Plan Delivery	A new car parking strategy with an action plan is being developed. It is expected that the strategy & action plan will be approved by the Executive in early 2020. The action plan will aim to improve signage to and from the car parks. It will enhance facilities including signage and direction boards. More car parks will move over to pay on exit. In addition issues such as changing lighting over to LED lights to make the car even more safe but also energy efficient The action plan will commence in 2020 and should be largely completed in early 2021/22	175,000	125,000	50,000			
CAP032	District of Opportunity & Growth	Street scene fencing, street furniture and railings	This project aims to ensure play areas, open spaces and areas on CDC land and areas where CDC is responsible so areas are safe for children and other people. Work will include replacing fences , railings and other street furniture which is either in poor condition or no longer safe	60,000	12,000	12,000	12,000	12,000	12,000
District of Opportunity & Growth Total				235,000	137,000	62,000	12,000	12,000	12,000
CAP002	Operational Excellence	Project Manager for HR/Payroll System	The implementation of the system is already underway with the first payroll due to be paid from MHR in March 2020. As a fully integrated system it is critical to retain a full system overview to ensure that further implementation is managed and supported appropriately. This is the role of the Project Manager.	50,000	50,000				
CAP004	Operational Excellence	Procurement of joint performance system with OCC	Implementation of this proposal will ultimately deliver a much improved data capture and reporting system for the services inputting and for the audiences CEDR/members and our residents. This proposal will also enable shared working across CDC & OCC, expanding resilience across the areas, one version of the truth through reporting and an improved end to end process.	65,000	65,000				
CAP024	Operational Excellence	Bodicote House Meeting Room Audio Visual Systems	There is a growing demand within the council to make use of audio & visual (AV) facilities within meeting rooms at Bodicote House. Historically, to provide additional capacity, a temporary projector has been used. In order to eliminate the inefficient temporary approach, the proposal is to install an AV system in a further 3 meeting rooms within Bodicote House.	10,000	10,000				
CAP025	Operational Excellence	Legacy Iworld System Migration	The proposal is for the councils IT service to work with CSN resources and a third party specialist provider to migrate the data from the I World system into a supported, sustainable environment and develop an appropriate interface to enable access to the data.	100,000	100,000				
CAP026	Operational Excellence	CDC & OCC Technology Alignment	As the CDC and OCC partnership develops and as OCC progress their IT Transformation programme, opportunities may arise whereby CDC and OCC can align technology and processes to maximise efficiencies and improve services for staff. This project will drive forward the identification of potential opportunities, prioritise and implement those that will bring maximum benefit to the partnership.	100,000	100,000				
Operational Excellence Total				325,000	325,000	0	0	0	0

Capital Bids					Spend Profile				
Reference	Strategic Priority	Project	Brief Description	Total Scheme Cost	2020/21	2021/22	2022/23	2023/24	2024/25
CAP006	Thriving Communities & Wellbeing	Community Centre - Works	Many of the community centres have not received any major replacement works and after the property having had condition reviews undertaken by Gleeds it has been identified that many of the roofs are in a poor condition which is leading to significant damage to the internal elements of the building. Rustcote Arcade and Chasewell Grange have experienced persistent roof problems that need to be resolved. Generally the tenants liability does not extend to the structural parts of the buildings.	385,000	195,000	190,000			
CAP019	Thriving Communities & Wellbeing	Build Team Essential Repairs and Improvements Capital Budget	This sum is to cover essential repairs and improvements to existing properties in the Build portfolio	160,000	160,000				
CAP020	Thriving Communities & Wellbeing	Creampot Crescent, Cropredy-repurchase contingency budget	1A Creampot Crescent, Cropredy is a three-bedroom shared ownership property developed on a Rural Exception Site. This attracts a lease condition that the purchaser can only staircase up to 80% of the overall value to ensure that the house stays as an affordable unit in perpetuity. Mortgage lenders require a guarantee that in the unlikely event they have to repossess the property the Council will purchase the property at full market value. This will require CDC to have a rolling capital budget to meet this requirement.	350,000	350,000				
CAP021	Thriving Communities & Wellbeing	Cooper School - Re-development/Refurbishment works of Male/Female Changing Rooms	The Capital Bid outlined below identifies the need for investment in the Male, Female and Disabled Changing Rooms and Toilet Facilities at The Cooper School Bicester to improve/upgrade these facilities. In terms of the proposed works the following are required (these are indicative costs only at this stage until more detailed proposals are provided).	40,000	40,000				
CAP022	Thriving Communities & Wellbeing	North Oxfordshire Academy – Upgrade of existing Facilities to meet 'Trackmark' accreditation	The Capital Bid outlined relates to the North Oxfordshire Academy Athletics Track, Banbury.	60,000	60,000				
CAP033	Thriving Communities & Wellbeing	Burnehyll Community Woodland	Funding required to develop a community woodland, including archaeological surveys, public access footpath works, signage, gates, park furniture, and tree planting.	230,000	80,000	95,000	55,000		
	Thriving Communities & Wellbeing Total			1,225,000	885,000	285,000	55,000	0	0
	Grand Total			6,989,000	2,398,000	1,368,000	756,000	1,139,000	1,328,000

**Cherwell District Council
Proposed Capital Programme - 2020/21**

Project Description	Year Approved	Project Owner	2019/20			2020/21				2021/22	2022/23	2023/24	2024/25	Grand Total					
			Re-profiled	New Projects	Total	Existing Capital Projects	New Bids	Adjustments	Total						£000	£000	£000	£000	£000
			£000	£000	£000	£000	£000	£000	£000						£000	£000	£000	£000	£000
Bicester Leisure Centre Extension	2013/14	Nicola Riley	122		122									122					
Community Capital Grants	2014/15	Nicola Riley	1		1									1					
Cooper School - Re-development/Refurbishment works of Male/Female Changing Rooms	2020/21	Nicola Riley			0		40		40					40					
Corporate Booking System	2014/15	Nicola Riley	60		60									60					
Cherwell Community Fund	2018/19	Nicola Riley			0	100			100	100				200					
North Oxfordshire Academy – Upgrade of existing Facilities to meet 'Trackmark' accreditation	2020/21	Nicola Riley			0		60		60					60					
North Oxfordshire Academy Astro turf	2016/17	Nicola Riley	183		183									183					
Physical Activity and Inequalities Insight	2017/18	Nicola Riley	12		12									12					
Solar Photovoltaics at Sports Centres	2012/13	Nicola Riley	43		43									43					
Spiceball Leis Centre Bridge Resurfacing	2013/14	Nicola Riley	30		30									30					
Wellbeing - Community Services Total			451	0	451	100	100	0	200	100	0	0	0	751					
Disabled Facilities Grants	Annual	Gillian Douglas	542		542	375			375	375				1,292					
Discretionary Grants Domestic Properties	Annual	Gillian Douglas	50		50	150			150	150	150	150		800					
Wellbeing - Housing Services Total			592	0	592	525	0	0	525	525	150	150	150	2,092					
Bicester Country Park	2020/21	Graeme Kane			0		80		80	95	55			230					
Car Park Refurbishments	2017/18	Graeme Kane	42		42									42					
Car Parking Action Plan Delivery	2020/21	Graeme Kane			0		125		125	50				175					
Commercial Waste Containers	2019/20	Graeme Kane	4		4		25		25	25	25	25		104					
Depot fuel system renewal	2020/21	Graeme Kane			0		50		50					50					
Horsefair Public Conveniences	2020/21	Graeme Kane			0					150				150					
Off Road Parking	2015/16	Graeme Kane	18		18									18					
On Street Recycling Bins	2019/20	Graeme Kane	5		5		24		24					29					
Street Scene Fencing, Street Furniture and Railings	2020/21	Graeme Kane			0		12		12	12	12	12	12	60					
Thorpe Lane Depot capacity enhancement	2019/20	Graeme Kane			0	175			175					175					
Vehicle Replacement Programme	Annual	Graeme Kane	179		179		952		952	846	664	1,102	1,316	5,059					
Environmental Services Total			248	0	248	175	1,268	0	1,443	1,178	756	1,139	1,328	6,092					
Wellbeing and Environmental Services Total			1,291	0	1,291	800	1,368	0	2,168	1,803	906	1,289	1,478	8,935					
Admiral Holland Redevelopment Project (phase 1b)	2015/16	Robert Jolley	293		293									293					
Angus Close (Phase 2)	2018/19	Robert Jolley	344		344									344					
Bicester Library (phase 1b)	2015/16	Robert Jolley	956		956									956					
Bretch Hill Reservoir (Thames Water Site) (Phase 2)	2018/19	Robert Jolley	6,944		6,944									6,944					
Buchanan Road/Woodpiece Road (Phase 2)	2018/19	Robert Jolley	163		163									163					
Build Programme (Phase 2)	2018/19	Robert Jolley	672		672									672					
Build Team Essential Repairs and Improvements Capital Budget	2020/21	Robert Jolley			0		160		160					160					
Bullmarsh Close (Phase 2)	2018/19	Robert Jolley	290		290									290					
Garden Town	2019/20	Robert Jolley			0	2,946			2,946					2,946					
Creampot Crescent, Cropredy- repurchase contingency budget	2020/21	Robert Jolley			0		350		350					350					
East West Railways	2015/16	Robert Jolley	1,450		1,450	290			290	290				2,030					
Graven Hill	2016/17	Robert Jolley			0	16,500			16,500	12,000	4,000	18,000	30,000	80,500					
Leys Close (Phase 2)	2018/19	Robert Jolley	255		255									255					
Nizewell Head (Phase 2)	2018/19	Robert Jolley	188		188									188					
Park Road (Phase 2)	2018/19	Robert Jolley	196		196									196					
Trades & Labour Club (Phase 2)	2018/19	Robert Jolley	1,542		1,542									1,542					
Wykham Lane (Phase 2)	2018/19	Robert Jolley	184		184									184					
Place & Growth - Economy & Regeneration Total			13,477	0	13,477	19,736	510	0	20,246	12,290	4,000	18,000	30,000	98,013					
Place and Growth Total			13,477	0	13,477	19,736	510	0	20,246	12,290	4,000	18,000	30,000	98,013					
HR/Payroll Replacement System	2019/20	Karen Edwards			0	18			18	18	18	18		72					
Project Manager for HR/Payroll System	2020/21	Karen Edwards			0		50		50					50					
HR, OD and Payroll			0	0	0	18	50	0	68	18	18	18	0	122					
Procurement of joint performance system with OCC	2020/21	Louise Tustian			0		65		65					65					

Project Description	Year Approved	Project Owner	2019/20			2020/21				2021/22	2022/23	2023/24	2024/25	Grand Total
			Re-profiled	New Projects	Total	Existing Capital Projects	New Bids	Adjustments	Total					
			£000	£000	£000	£000	£000	£000	£000					
Performance and Transformation			0	0	0	0	65	0	65	0	0	0	0	65
5 Year Rolling HW / SW Replacement Prog	Annual	Claire Taylor			0	50			50	50				100
Bodicote House Meeting Room Audio Visual Systems	2020/21	Claire Taylor			0		10		10					10
Business Systems Harmonisation Programme	Annual	Claire Taylor			0	40			40	40				80
CDC & OCC Technology Alignment	2020/21	Claire Taylor			0		100		100					100
Legacy Iworld System Migration	2020/21	Claire Taylor			0		100		100					100
Information Technology Total			0	0	0	90	210	0	300	90	0	0	0	390
Customers and Service Development Total			0	0	0	108	325	0	433	108	18	18	0	577
Finance Replacement System	2019/20	Adele Taylor	130		130	980			980	20				1,130
Bespoke/Custom Build Bridging Loan Scheme	2017/18	Adele Taylor			0	2,500			2,500					2,500
Banbury Health Centre - Refurbishment of Ventilation, Heating & Cooling Systems	2017/18	Robert Fuzesi	153		153				0					153
Bodicote House Fire Compliance Works	2019/20	Robert Fuzesi	79		79				0					79
Castle Quay 1	2017/18	Robert Fuzesi	3,300		3,300				0					3,300
Castle Quay 2	2017/18	Robert Fuzesi	31,134		31,134	25,798			25,798					56,932
CDC Feasibility of utilisation of proper	2019/20	Robert Fuzesi	100		100				0					100
Community Centre - Works	2020/20	Robert Fuzesi			0		195		195	190				385
Corporate Asbestos Surveys	2019/20	Robert Fuzesi	30		30	60			60					90
Corporate Fire Risk Assessments	2019/20	Robert Fuzesi	10		10	20			20					30
The Mill	2019/20	Robert Fuzesi	250		250				0					250
Works From Compliance Surveys	2019/20	Robert Fuzesi	105		105	65			65					170
Finance and Property			35,291	0	35,291	29,423	195	0	29,618	210	0	0	0	65,119
Finance and Property Total			35,291	0	35,291	29,423	195	0	29,618	210	0	0	0	65,119
Capital Total			50,059	0	50,059	50,067	2,398	0	52,465	14,411	4,924	19,307	31,478	172,644

Cherwell District Council

Treasury Management Strategy Statement 2020-21

Introduction

Treasury management is the management of the council's cash flows, borrowing and investments, and the associated risks. The council has borrowed and invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of financial risk are therefore central to the council's prudent financial management.

Treasury risk management at the council is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice 2017 Edition* (the CIPFA Code) which requires the council to approve a treasury management strategy before the start of each financial year. This report fulfils the council's legal obligation under the *Local Government Act 2003* to have regard to the CIPFA Code.

Investments held for service purposes or for commercial profit are considered in a different report, the Investment Strategy.

The latest economic background, credit outlook and interest rate forecast provided by Arlingclose (as at 23 December 2019) is attached at **Appendix A**.

For the purpose of setting the budget, it has been assumed that new treasury investments will be made at an average rate of 0.68%, and that new loans will be borrowed at an average rate of 1.51%.

Local Context

On 31 December 2019, the council held £123m of borrowing and £41.1m of investments. This is set out in further detail below:

	31.12.19 Actual Portfolio £m	31.12.19 Average Rate %
External borrowing:		
Public Works Loan Board	75.0	1.76%
Local authorities	48.0	1.29%
Total gross external debt	123.0	1.58%
Treasury Investments:		
Banks & building societies (unsecured)	2.2	0.65%
UK Government	18.9	0.50%
Local Authorities	13.0	0.88%
Money Market Funds	7.0	0.70%
Total treasury investments	41.1	0.66%
Net debt	81.9	

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Forecast changes in these sums are shown in the balance sheet analysis in table 1 below.

Table 1: Balance sheet summary and forecast

	31.3.19 Actual £m	31.3.20 Estimate £m	31.3.21 Forecast £m	31.3.22 Forecast £m	31.3.23 Forecast £m
General Fund CFR	146.2	187.8	226.8	219.7	211.9
Less: External borrowing **	(111.0)	(116.0)	(75.0)	(75.0)	(75.0)
Internal/(over) borrowing	35.2	71.8	151.8	144.7	136.9
Less: Usable reserves	(21.8)	(21.8)	(21.8)	(21.8)	(21.8)
Less: Working capital	(28.0)	(28.0)	(28.0)	(28.0)	(28.0)
Investments/(New borrowing required)	14.6	(22.0)	(102.0)	(94.9)	(87.1)

** shows only loans to which the council is currently committed

The underlying need to borrow for capital purposes is measured by the Capital Financing Requirement (CFR), while usable reserves and working capital are the underlying resources available for investment. The council's current strategy is to maintain borrowing and investments below their underlying levels, sometimes known as internal borrowing.

The council has an increasing CFR due to the capital programme, but minimal investments and will therefore be required to borrow up to a total of £177m over the forecast period (£75m plus £102m in 2020/21 from the table above).

CIPFA's *Prudential Code for Capital Finance in Local Authorities* recommends that the council's total debt should be lower than its highest forecast CFR over the next three years. Table 1 shows that the council expects to comply with this recommendation during 2020/21.

Borrowing Strategy

The council currently (31/12/2019) holds £123 million of loans, an increase of £12 million on the previous year end, as part of its strategy for funding previous years' capital programmes. The balance sheet forecast in table 1 shows that the council expects to borrow up to a total of £177 million in 2020/21. The council may also borrow additional sums to pre-fund future years' requirements, providing this does not exceed the authorised limit for borrowing of £240million, which has been assessed and stated in the Capital Strategy.

Objectives: The council's chief objective when borrowing money is to strike an appropriately low risk balance between securing low interest costs and achieving certainty of those costs over the period for which funds are required. The flexibility to renegotiate loans should the council's long-term plans change is a secondary objective.

Strategy: Given the significant cuts to public expenditure and in particular to local government funding, the council's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. With short-term interest rates currently much lower than long-term rates, it is likely to be more cost effective in the short-term to either use internal resources, or to borrow short-term loans instead.

By doing so, the council is able to reduce net borrowing costs (despite foregone investment income) and reduce overall treasury risk. The benefits of internal / short-term borrowing will be monitored regularly against the potential for incurring additional costs by deferring borrowing into future years when long-term

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borrowing rates are forecast to rise modestly. Arlingclose will assist the council with this 'cost of carry' and breakeven analysis. Its output may determine whether the council borrows additional sums at long-term fixed rates in 2020/21 with a view to keeping future interest costs low, even if this causes additional cost in the short-term.

The council has raised the majority of its *long*-term borrowing from the PWLB but the government increased PWLB rates by 1% in October 2019 making it now a relatively expensive option. The council will now look to borrow any long-term loans from other sources including banks, pension funds and local authorities, and will investigate the possibility of issuing bonds and similar instruments, in order to lower interest costs and reduce over-reliance on one source of funding in line with the CIPFA Code.

Alternatively, the council may arrange forward starting loans during 2020/21, where the interest rate is fixed in advance, but the cash is received in later years. This would enable certainty of cost to be achieved without suffering a cost of carry in the intervening period.

In addition, the council may borrow further short-term loans to cover unplanned cash flow shortages.

Sources of borrowing: The approved sources of long-term and short-term borrowing are:

- Public Works Loan Board (PWLB) and any successor body
- any institution approved for investments (see below)
- any other bank or building society authorised to operate in the UK
- any other UK public sector body
- UK public and private sector pension funds (except Oxfordshire County Council Pension Fund)
- capital market bond investors
- UK Municipal Bonds Agency plc and other special purpose companies created to enable local authority bond issues

Other sources of debt finance: In addition, capital finance may be raised by the following methods that are not borrowing, but may be classed as other debt liabilities:

- leasing
- hire purchase
- Private Finance Initiative
- sale and leaseback

The council has currently around 61% of its borrowing long-term from the PWLB but it continues to investigate other sources of finance, such as local authority loans and bank loans, that may be available at more favourable rates.

Municipal Bonds Agency: UK Municipal Bonds Agency plc was established in 2014 by the Local Government Association as an alternative to the PWLB. It plans to issue bonds on the capital markets and lend the proceeds to local authorities. This will be a more complicated source of finance than the PWLB for two reasons: borrowing authorities may be required to provide bond investors with a proportional guarantee to refund their investment in the event that the agency is unable to for any reason; and there will be a lead time of several months between committing to borrow and knowing the interest rate payable. Any decision to borrow from the Agency will therefore be the subject of a separate report to full council.

LOBOs: The council does not hold any LOBO (Lender's Option Borrower's Option) loans where the lender has the option to propose an increase in the interest rate at set dates, following which the council has the option to either accept the new rate or to repay the loan at no additional cost.

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Short-term and variable rate loans: These loans leave the council exposed to the risk of short-term interest rate rises and are therefore subject to the interest rate exposure limits in the treasury management indicators below. Financial derivatives may be used to manage this interest rate risk (see section below).

Debt rescheduling: The PWLB allows authorities to repay loans before maturity and either pay a premium or receive a discount according to a set formula based on current interest rates. Other lenders may also be prepared to negotiate premature redemption terms. The council may take advantage of this and replace some loans with new loans, or repay loans without replacement, where this is expected to lead to an overall cost saving or a reduction in risk.

Investment Strategy

The council currently (31/12/19) holds invested funds of £41.1m representing income received in advance of expenditure plus balances and reserves held. In the past 9 months (April – December 2019), the council's investment balance has ranged between £11 million and £62 million. Levels in the forthcoming year are expected to be generally lower, ranging between £10m and £25m, but may vary for short periods due to cashflow needs and borrowing opportunities.

Objectives: The CIPFA Code requires the council to invest its funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. The council's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income. Where balances are expected to be invested for more than one year, the council will aim to achieve a total return that is equal or higher than the prevailing rate of inflation, in order to maintain the spending power of the sum invested.

Negative interest rates: If the UK enters into a recession in 2020/21, there is a small chance that the Bank of England could set its Bank Rate at or below zero, which is likely to feed through to negative interest rates on all low risk, short-term investment options. This situation already exists in many other European countries. In this event, security will be measured as receiving the contractually agreed amount at maturity, even though this may be less than the amount originally invested.

Strategy: Given the increasing risk and low returns from short-term unsecured bank investments, the council would aspire to diversify into more secure and/or higher yielding asset classes. However, given the low level of funds available for longer-term investment and the high liquidity requirements, the council's surplus cash is likely to remain invested in short-term bank deposits and call accounts, money market funds, and deposits with the UK Government and other local authorities.

Business models: Under the new IFRS 9 standard, the accounting for certain investments depends on the council's "business model" for managing them. The council aims to achieve value from its internally managed treasury investments by a business model of collecting the contractual cash flows and therefore, where other criteria are also met, these investments will continue to be accounted for at amortised cost.

Approved counterparties: The council may invest its surplus funds with any of the counterparty types in table 2 below, subject to the cash limits (per counterparty) and the time limits shown.

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Table 2: Approved investment counterparties and limits

Credit rating	Banks unsecured	Banks secured	Government	Corporates	Registered Providers
UK Govt	n/a	n/a	£ Unlimited 50 years	n/a	n/a
AAA	£3m 5 years	£3m 20 years	£5m 50 years	£3m 20 years	£3m 20 years
AA+	£3m 5 years	£3m 10 years	£5m 25 years	£3m 10 years	£3m 10 years
AA	£3 m 4 years	£3m 5 years	£5m 15 years	£3m 5 years	£3m 10 years
AA-	£3m 3 years	£3m 4 years	£5m 10 years	£3m 4 years	£3m 10 years
A+	£3m 2 years	£3m 3 years	£5m 5 years	£3m 3 years	£3m 5 years
A	£3m 13 months	£3m 2 years	£5m 5 years	£3m 2 years	£3m 5 years
A-	£3m 6 months	£3m 13 months	£5m 5 years	£3m 13 months	£3m 5 years
None	None	None	£5m 2 years	None	None
Pooled funds and real estate investment trusts		£5m per fund or trust			

This table must be read in conjunction with the notes below

Credit rating: Investment limits are set by reference to the lowest published long-term credit rating from a selection of external rating agencies. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account.

Banks unsecured: Accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail. See below for arrangements relating to operational bank accounts.

Banks secured: Covered bonds, reverse repurchase agreements and other collateralised arrangements with banks and building societies. These investments are secured on the bank's assets, which limits the potential losses in the unlikely event of insolvency, and means that they are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used to determine cash and time limits. The combined secured and unsecured investments in any one bank will not exceed the cash limit for secured investments.

Government: Loans, bonds and bills issued or guaranteed by national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is generally a lower risk of insolvency, although they are not zero risk. Investments with the UK Central Government may be made in unlimited amounts for up to 50 years.

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Corporates: Loans, bonds and commercial paper issued by companies other than banks and registered providers. These investments are not subject to bail-in, but are exposed to the risk of the company going insolvent. Loans to unrated companies will only be made following an external credit assessment.

Registered providers: Loans and bonds issued by, guaranteed by or secured on the assets of registered providers of social housing and registered social landlords, formerly known as housing associations. These bodies are tightly regulated by the Regulator of Social Housing (in England), the Scottish Housing Regulator, the Welsh Government and the Department for Communities (in Northern Ireland). As providers of public services, they retain the likelihood of receiving government support if needed.

Pooled funds: Shares or units in diversified investment vehicles consisting of the any of the above investment types, plus equity shares and property. These funds have the advantage of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a fee. Short-term Money Market Funds that offer same-day liquidity and very low or no volatility will be used as an alternative to instant access bank accounts, while pooled funds whose value changes with market prices and/or have a notice period will be used for longer investment periods.

Bond, equity and property funds offer enhanced returns over the longer term, but are more volatile in the short term. These allow the council to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but are available for withdrawal after a notice period, their performance and continued suitability in meeting the council's investment objectives will be monitored regularly.

Real estate investment trusts: Shares in companies that invest mainly in real estate and pay the majority of their rental income to investors in a similar manner to pooled property funds. As with property funds, REITs offer enhanced returns over the longer term, but are more volatile especially as the share price reflects changing demand for the shares as well as changes in the value of the underlying properties. Investments in REIT shares cannot be withdrawn but can be sold on the stock market to another investor

Operational bank accounts: The council may incur operational exposures, for example through current accounts, collection accounts and merchant acquiring services, to any UK bank with credit ratings no lower than BBB- and with assets greater than £25 billion. These are not classed as investments, but are still subject to the risk of a bank bail-in, and balances will therefore be kept below £50,000 per bank wherever possible e.g. except for overnight balances where funds are received during the day and it is too late to transfer to another counterparty. The Bank of England has stated that in the event of failure, banks with assets greater than £25 billion are more likely to be bailed-in than made insolvent, increasing the chance of the council maintaining operational continuity.

Risk assessment and credit ratings: Credit ratings are obtained and monitored by the council's treasury advisers, who will notify changes in ratings as they occur. Where an entity has its credit rating downgraded so that it fails to meet the approved investment criteria then:

- no new investments will be made,
- any existing investments that can be recalled or sold at no cost will be, and
- full consideration will be given to the recall or sale of all other existing investments with the affected counterparty.

Where a credit rating agency announces that a credit rating is on review for possible downgrade (also known as "rating watch negative" or "credit watch negative") so that it may fall below the approved rating criteria, then only investments that can be withdrawn on the next working day will be made with that organisation until the outcome of the review is announced. This policy will not apply to negative outlooks, which indicate a long-term direction of travel rather than an imminent change of rating.

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Other information on the security of investments: The council understands that credit ratings are good, but not perfect, predictors of investment default. Full regard will therefore be given to other available information on the credit quality of the organisations in which it invests, including credit default swap prices, financial statements, information on potential government support, reports in the quality financial press and analysis and advice from the council's treasury management adviser. No investments will be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the above criteria. In addition to Arlingclose ratings and advice, the council maintains an internal counterparty 'Watch List' based on intelligence from a variety of other sources available to officers.

When deteriorating financial market conditions affect the creditworthiness of all organisations, as happened in 2008 and 2011, this is not generally reflected in credit ratings, but can be seen in other market measures. In these circumstances, the council will restrict its investments to those organisations of higher credit quality and reduce the maximum duration of its investments to maintain the required level of security. The extent of these restrictions will be in line with prevailing financial market conditions. If these restrictions mean that insufficient commercial organisations of high credit quality are available to invest the council's cash balances, then the surplus will be deposited with the UK Government via the Debt Management Office or invested in government treasury bills for example, or with other local authorities. This will cause a reduction in the level of investment income earned, but will protect the principal sum invested.

Investment limits: In order that the council's revenue reserves available to cover investment losses are not put at risk in the case of a single default, the maximum that will be lent to any one organisation (other than the UK Government) will be £5 million. A group of banks under the same ownership will be treated as a single organisation for limit purposes. Limits will also be placed on fund managers, investments in brokers' nominee accounts, foreign countries and industry sectors as below. Investments in pooled funds and multilateral development banks do not count against the limit for any single foreign country, since the risk is diversified over many countries.

Table 3: Investment limits

	Cash limit
Any single organisation, except the UK Central Government	£5m each
UK Central Government	Unlimited
Any group of organisations under the same ownership	£5m per group
Any group of pooled funds under the same management	£5m per manager
Negotiable instruments held in a broker's nominee account	£3m per broker
Foreign countries	£5m per country
Registered providers and registered social landlords	£10m in total
Unsecured investments with building societies	£10m in total
Loans to unrated corporates	£5m in total
Money market funds	£15m in total
Real estate investment trusts	£5m in total

Liquidity management: The council uses in-house cash flow forecasting software to determine the maximum period for which funds may prudently be committed. The forecast is compiled on a prudent basis to minimise the risk of the council being forced to borrow on unfavourable terms to meet its financial commitments. Limits on long-term investments are set by reference to the council's medium-term financial plan and cash flow forecast.

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Treasury Management Indicators

The council measures and manages its exposures to treasury management risks using the following indicators.

Interest rate exposures: This indicator is set to control the council's exposure to interest rate risk. The upper limits on the one-year revenue impact of a 1% rise or a 0.75%^{^^} fall in interest rates will be:

Interest rate risk indicator	Limit
Upper limit on one-year revenue impact of a 1% <u>rise</u> in interest rates	£600,000
Upper limit on one-year revenue impact of a 0.75% <u>fall</u> in interest rates	£450,000

^{^^} As interest rates are at 0.75%, the impact of a potential fall has been capped at 0%

The impact of a change in interest rates is calculated on the assumption that maturing loans and investments will be replaced at current rates.

Maturity structure of borrowing: This indicator is set to control the council's exposure to refinancing risk. The upper and lower limits on the maturity structure of borrowing will be:

Refinancing rate risk indicator	Upper limit	Lower limit
Under 12 months	80%	10%
12 months and within 24 months	80%	0%
24 months and within 5 years	80%	0%
5 years and within 10 years	80%	0%
10 years and above	80%	0%

Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date on which the lender can demand repayment. The upper and lower limits as shown above provide the scope to accommodate new loan(s) in the most appropriate maturity band at the time of borrowing

Principal sums invested for periods longer than a year: The purpose of this indicator is to control the council's exposure to the risk of incurring losses by seeking early repayment of its investments. The limits on the long-term principal sum invested to final maturities beyond the period end will be:

Price risk indicator	2020/21	2021/22	2022/23
Limit on principal invested beyond year end	£5m	£5m	£5m

Related Matters

The CIPFA Code requires the council to include the following in its treasury management strategy.

Financial Derivatives: Local authorities have previously made use of financial derivatives embedded into loans and investments both to reduce interest rate risk (e.g. interest rate collars and forward deals) and to reduce costs or increase income at the expense of greater risk (e.g. LOBO loans and callable deposits). The general power of competence in Section 1 of the *Localism Act 2011* removes much of the uncertainty over local authorities' use of standalone financial derivatives (i.e. those that are not embedded into a loan or investment).

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The council will only use standalone financial derivatives (such as swaps, forwards, futures and options) where they can be clearly demonstrated to reduce the overall level of the financial risks that the council is exposed to. Additional risks presented, such as credit exposure to derivative counterparties, will be taken into account when determining the overall level of risk. Embedded derivatives, including those present in pooled funds and forward starting transactions, will not be subject to this policy, although the risks they present will be managed in line with the overall treasury risk management strategy.

Financial derivative transactions may be arranged with any organisation that meets the approved investment criteria. The current value of any amount due from a derivative counterparty will count against the counterparty credit limit and the relevant foreign country limit.

In line with the CIPFA Code, the Authority will seek external advice and will consider that advice before entering into financial derivatives to ensure that it fully understands the implications.

Markets in Financial Instruments Directive (MiFID II): The council has opted up to professional client status with its providers of financial services, including advisers, banks, brokers and fund managers, allowing it access to a greater range of services but without the greater regulatory protections afforded to individuals and small companies. Given the size and range of the council's treasury management activities, the Executive Director of Finance believes this to be the most appropriate status.

Financial Implications

The budget for treasury investment income in 2020/21 is £101k, based on an average investment portfolio of £15 million at an average interest rate of 0.68%.

The budget for debt interest payable in 2020/21 is £2.220 million, based on an average debt portfolio of £147 million at an average interest rate of 1.51%.

If actual levels of investments and borrowing, or actual interest rates, differ from those forecast, performance against budget will be correspondingly different.

Other Options Considered

The CIPFA Code does not prescribe any particular treasury management strategy for local authorities to adopt. The Executive Director of Finance and Governance, having consulted the Lead Member for Financial Management & Governance, believes that the above strategy represents an appropriate balance between risk management and cost effectiveness. Some alternative strategies, with their financial and risk management implications, are listed below.

Alternative	Impact on income and expenditure	Impact on risk management
Invest in a narrower range of counterparties and/or for shorter times	Interest income will be lower	Lower chance of losses from credit related defaults, but any such losses may be greater
Invest in a wider range of counterparties and/or for longer times	Interest income will be higher	Increased risk of losses from credit related defaults, but any such losses may be smaller
Borrow additional sums at long-term fixed interest rates	Debt interest costs will rise; this is unlikely to be offset by higher investment income	Higher investment balance leading to a higher impact in the event of a default; however long-term interest costs may be more certain

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Borrow short-term or variable loans instead of long-term fixed rates	Debt interest costs will initially be lower	Increases in debt interest costs will be broadly offset by rising investment income in the medium term, but long-term costs may be less certain
Reduce level of borrowing	Saving on debt interest is likely to exceed lost investment income	Reduced investment balance leading to a lower impact in the event of a default; however long-term interest costs may be less certain

Appendix A – Arlingclose economic background, credit outlook and interest rate forecast – 23 December 2019

Economic background: The UK's progress negotiating its exit from the European Union, together with its future trading arrangements, will continue to be a major influence on the Authority's treasury management strategy for 2020/21. The General Election has removed some uncertainty within the market, however following the expected Withdrawal Bill, uncertainties around the future trading relationship with the EU remain.

GDP growth rose by 0.4% in the third quarter of 2019 from -0.2% in the previous three months with the annual rate falling further below its trend rate to 1.1% from 1.2%. Services, construction and production added positively to growth, by 0.5%, 1.2% and 0.1% respectively, while agriculture recorded a fall of 0.1%. Looking ahead, the Bank of England's Monetary Policy Report (formerly the Quarterly Inflation Report) forecasts economic growth to pick up during 2020 as Brexit-related uncertainties dissipate and provide a boost to business investment helping GDP reach 1.6% in Q4 2020, 1.8% in Q4 2021 and 2.1% in Q4 2022.

The headline rate of UK Consumer Price Inflation remained the same in November 2019 at 1.5% year-on-year, the same as October 2019, however continuing to fall from highs of 2.1% in July and April 2019 as accommodation services and transport continued to contribute to a level of inflation below the BOE target of 2%. Labour market data continues to be positive. The ILO unemployment rate continues to hold at historic lows at 3.8%, its lowest level since 1975. The 3-month average annual growth rate for pay excluding bonuses rose to 3.5% in November 2019 providing some evidence that a shortage of labour is supporting wages. However, adjusting for inflation this means real wages were only up by 0.9% in October 2019 and only likely to have a moderate impact on household spending.

Domestic inflationary pressures have abated, as domestic gas and electricity price freezes have taken effect until 2020. The price of oil has fallen through the year, despite a rise in prices in December 2019. The limited inflationary pressure from real wages will likely keep inflation below the Bank of England target of 2%. The Bank of England maintained Bank Rate to 0.75% in November following a 7-2 vote by the Monetary Policy Committee. Despite keeping rates on hold, MPC members did confirm that if Brexit uncertainty drags on or global growth fails to recover, they are prepared to cut interest rates as required. Moreover, the downward revisions to some of the growth projections in the Monetary Policy Report suggest the Committee may now be less convinced of the need to increase rates even if there is a Brexit deal.

The US economy has continued to perform relatively well compared to other developed nations; however, the Federal Reserve has started to unwind its monetary tightening through 2019. The Federal Reserve has cut rates three times to 1.5% - 1.75%, to stimulate growth as GDP growth has started to fall (to 2.1%).

The fallout from the US-China trade war continues which, risks contributing to a slowdown in global economic activity in 2019. Recent suggestions have been an initial compromise and potential unwinding of tariffs; however, this can change quickly. Slow growth in Europe, combined with changes in leadership at

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the ECB and IMF has led to a change of stance in 2019. Quantitative easing has continued and been extended.

Credit outlook: The recent Bank of England stress tests assessed all seven UK banking groups. The tests scenarios include deep simultaneous recessions in the UK and global economies that are more severe overall than the global financial crisis, combined with large falls in asset prices and a separate stress of misconduct costs. All seven banks passed the test on both a CET1 ratio and a leverage ratio basis. Major banks have steadily increased their capital for many years now. However, there are a number of shortcomings in the Bank's approach; timeliness as the results are over 11 months of out date when they are published, being based on end-2018 balance sheets; ringfencing, as the tests ignore the restrictions on transferring capital between ringfenced "retail" banks and non-ringfenced "investment" banks within the larger groups and; coverage – the tests should be expanded to cover a wider range of UK banks and building societies.

The Bank of England will seek to address some of these issues in 2020, when Virgin Money/Clydesdale will be added to the testing group and separate tests will be included of ringfenced banks.

Challenger banks hit the news headlines in 2019 with Metro Bank and TSB Bank both suffering adverse publicity and falling customer numbers.

Looking forward, the potential for a "no-deal" Brexit and/or a global recession remain the major risks facing banks and building societies in 2020/21 and a cautious approach to bank deposits remains advisable.

Interest rate forecast: The Authority's treasury management adviser Arlingclose is forecasting that Bank Rate will remain at 0.75% until the end of 2022. The risks to this forecast are deemed to be significantly weighted to the downside, particularly given the upcoming general election, the need for greater clarity on Brexit and the continuing global economic slowdown. The Bank of England, having previously indicated interest rates may need to rise if a Brexit agreement was reached, stated in its November Monetary Policy Report and its Bank Rate decision (7-2 vote to hold rates) that the MPC now believe this is less likely even in the event of a deal.

Gilt yields have risen but remain at low levels and only some very modest upward movement from current levels are expected based on Arlingclose's interest rate projections. The central case is for 10-year and 20-year gilt yields to rise to around 1.00% and 1.40% respectively over the time horizon, with broadly balanced risks to both the upside and downside. However, short-term volatility arising from both economic and political events over the period is a near certainty.

Underlying assumptions:

- The global economy is entering a period of slower growth in response to political issues, primarily the trade policy stance of the US. The UK economy has displayed a marked slowdown in growth due to both Brexit uncertainty and the downturn in global activity. In response, global and UK interest rate expectations have eased.
- Some positivity on the trade negotiations between China and the US has prompted worst case economic scenarios to be pared back. However, information is limited, and upbeat expectations have been wrong before.
- Brexit has been delayed until 31 January 2020. While the General Election has maintained economic and political uncertainty, the opinion polls suggest the Conservative position in parliament may be strengthened, which reduces the chance of Brexit being further frustrated. A key concern is the limited transitional period following a January 2020 exit date, which will maintain and create additional uncertainty over the next few years.

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- UK economic growth has stalled despite Q3 2019 GDP of 0.3%. Monthly figures indicate growth waned as the quarter progressed and survey data suggest falling household and business confidence. Both main political parties have promised substantial fiscal easing, which should help support growth.
- While the potential for divergent paths for UK monetary policy remain in the event of the General Election result, the weaker external environment severely limits potential upside movement in Bank Rate, while the slowing UK economy will place pressure on the MPC to loosen monetary policy. Indeed, two MPC members voted for an immediate cut in November 2019.
- Inflation is running below target at 1.7%. While the tight labour market risks medium-term domestically-driven inflationary pressure, slower global growth should reduce the prospect of externally driven pressure, although political turmoil could push up oil prices.
- Central bank actions and geopolitical risks will continue to produce significant volatility in financial markets, including bond markets.

Forecast:

- Although we have maintained our Bank Rate forecast at 0.75% for the foreseeable future, there are substantial risks to this forecast, dependant on General Election outcomes and the evolution of the global economy.
- Arlingclose judges that the risks are weighted to the downside.
- Gilt yields have risen but remain low due to the soft UK and global economic outlooks. US monetary policy and UK government spending will be key influences alongside UK monetary policy.
- We expect gilt yields to remain at relatively low levels for the foreseeable future and judge the risks to be broadly balanced.

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	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22	Average
Official Bank Rate														
Upside risk	0.00	0.00	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.21
Arlingclose Central Case	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Downside risk	-0.50	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.73
3-month money market rate														
Upside risk	0.10	0.10	0.25	0.25	0.25	0.25	0.25	0.25	0.30	0.30	0.30	0.30	0.30	0.25
Arlingclose Central Case	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Downside risk	-0.50	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.75	-0.73
1yr money market rate														
Upside risk	0.10	0.20	0.20	0.20	0.20	0.20	0.20	0.25	0.30	0.30	0.30	0.30	0.30	0.23
Arlingclose Central Case	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Downside risk	-0.30	-0.50	-0.55	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.65	-0.60
5yr gilt yield														
Upside risk	0.30	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.40	0.45	0.45	0.45	0.37
Arlingclose Central Case	0.50	0.50	0.50	0.55	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.57
Downside risk	-0.35	-0.50	-0.50	-0.55	-0.60	-0.60	-0.60	-0.60	-0.60	-0.60	-0.60	-0.60	-0.60	-0.56
10yr gilt yield														
Upside risk	0.30	0.30	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.40	0.40	0.45	0.45	0.37
Arlingclose Central Case	0.75	0.75	0.80	0.80	0.85	0.85	0.90	0.90	0.95	0.95	1.00	1.00	1.00	0.88
Downside risk	-0.40	-0.40	-0.40	-0.40	-0.45	-0.45	-0.45	-0.45	-0.50	-0.50	-0.50	-0.50	-0.50	-0.45
20yr gilt yield														
Upside risk	0.30	0.30	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.40	0.40	0.45	0.45	0.37
Arlingclose Central Case	1.20	1.20	1.25	1.25	1.25	1.30	1.30	1.30	1.35	1.35	1.35	1.40	1.40	1.30
Downside risk	-0.40	-0.40	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.50	-0.50	-0.45
50yr gilt yield														
Upside risk	0.30	0.30	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.40	0.40	0.45	0.45	0.37
Arlingclose Central Case	1.20	1.20	1.25	1.25	1.25	1.30	1.30	1.30	1.35	1.35	1.35	1.40	1.40	1.30
Downside risk	-0.40	-0.40	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.50	-0.50	-0.45

PWLB Certainty Rate (Maturity Loans) = Gilt yield + 1.80%

PWLB Local Infrastructure Rate (Maturity Loans) = Gilt yield + 0.60%

Investment Strategy 2020/21

1 Introduction

1.1 The council invests its money for three broad purposes:

- because it has surplus cash as a result of its day-to-day activities, for example when income is received in advance of expenditure (known as **treasury management investments**),
- to support local public services by lending to or buying shares in other organisations (**service investments**), and
- to earn investment income (known as **commercial investments** where this is the main purpose).

1.2 The investment strategy was a new report introduced for 2019/20, meeting the requirements of statutory guidance issued by the government in January 2018, and focuses on the second and third of these categories.

2 Treasury Management Investments

2.1 The council typically receives its income in cash (e.g. from taxes and grants) before it pays for its expenditure in cash (e.g. through payroll and invoices). It also holds reserves for future expenditure and collects local taxes on behalf of other local authorities and central government. These activities, plus the timing of borrowing decisions, lead to a cash surplus which is invested in accordance with guidance from the Chartered Institute of Public Finance and Accountancy. The balance of treasury management investments is expected to be an average of £15m during the 2020/21 financial year.

Contribution

2.2 The contribution that these investments make to the objectives of the council is to support effective treasury management activities.

Further details

2.3 Full details of the council's policies and its plan for 2020/21 for treasury management investments are covered in a separate document, the treasury management strategy.

3 Service Investments: Loans

Contribution

3.1 The council lends money to its subsidiaries, local parishes, the local Business Improvement District, and local charities to support local public services and stimulate local economic growth. The main loans issued are to the council's subsidiaries – the Graven Hill Village companies and Crown House Banbury Ltd. Graven Hill is an ambitious self-build housing development providing significant housing in

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Bicester. Crown House is redeveloping a derelict building in the centre of Banbury which will provide significant rental opportunities in the town centre while removing an eye-sore.

Security

- 3.2 The main risk when making service loans is that the borrower will be unable to repay the principal lent and/or the interest due. In order to limit this risk, and ensure that total exposure to service loans remains proportionate to the size of the council, upper limits on the outstanding loans to each category of borrower have been set as follows:

Table 1: Loans for service purposes in £ millions

Category of borrower	31.3.2019 actual			2020/21
	Balance*	Loss allowance	Net figure in accounts	Approved Limit
Subsidiaries	46.800	0.593	46.207	83.287
Local charities	1.152	0.049	1.103	1.150
Local Business	0.020	0	0.020	0.050
Parishes	0.094	0	0.094	0.100
TOTAL	48.066	0.642	47.424	84.587

* including accrued interest

- 3.3 Accounting standards require the council to set aside loss allowance for loans, reflecting the likelihood of non-payment. The figures for loans in the council's statement of accounts from 2018/19 onwards are shown net of this loss allowance. However, the council makes every reasonable effort to collect the full sum lent and has appropriate credit control arrangements in place to recover overdue repayments.

Risk assessment

- 3.4 The council assesses the risk of loss before entering into and whilst holding service loans by approaching each loan request individually. The bulk of the council's loans are to its subsidiaries. When the council considers whether or not to create or acquire a subsidiary a full business case is prepared which sets out the optimal financing of the company. This will include an assessment of the market in which it will be competing, the nature and level of competition, how that market may evolve over time, exit strategy and any ongoing investment requirements. External advisors are used where appropriate to complement officer expertise and second opinions from alternate advisors is sought in order to monitor and maintain the quality of advice provided by external advisors.

- 3.5 Other service loans are evaluated against a set of criteria designed to demonstrate:

- Evidence of project objectives and needs analysis is provided

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- The loan must have a demonstrable community impact
- The loan would provide up to 50% of the whole project cost
- Such a loan can only be applied for by constituted voluntary organisations with their own bank account; Town or Parish councils; charitable organisations
- The loan cannot be applied retrospectively
- The applicant has provided evidence of its financial stability and of its ability to manage the proposed scheme
- The applicant has demonstrated that the proposed scheme has been developed following good practice in terms of planning, procurement and financial appraisal
- The applicant has provided evidence the affordability of their proposed scheme and the loan repayments
- That the project furthers the council's priorities as reflected in its Business Plan

4 Service Investments: Shares

Contribution

- 4.1 The council invests in the shares of its subsidiaries to support local public services and stimulate local economic and housing growth. The council currently holds shares in Graven Hill Holding Company Ltd and Crown House Banbury Ltd.

Security

- 4.2 One of the risks of investing in shares is that they can fall in value meaning that the initial outlay may not be recovered. In order to limit this risk, upper limits on the sum invested in each category of shares have been set as follows:

Table 2: Shares held for service purposes in £ millions

Category of company	31.3.2019 actual			2020/21
	Amounts invested	Gains or losses	Value in accounts	Approved Limit
Subsidiaries	22.828	0	22.828	26.971
TOTAL	22.828	0	22.828	26.971

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Risk assessment

- 4.3 The council assesses the risk of loss before entering into and whilst holding shares by maintaining close links with the boards of directors of the companies through an established Shareholder Committee. Risk is assessed as above in Service Loans.

Liquidity

- 4.4 The maximum periods for which funds may prudently be committed are assessed on a project by project basis. The decision will balance both the long term viability of the subsidiary and the revenue and capital requirements of the council.

Non-specified Investments

- 4.5 Shares are the only investment type that the council has identified that meets the definition of a non-specified investment in the government guidance. The limits above on share investments are therefore also the council's upper limits on non-specified investments. The council has not adopted any procedures for determining further categories of non-specified investment since none are likely to meet the definition.

5 Commercial Investments: Property

Contribution

- 5.1 The council invests in local commercial and residential property with the intention of making a profit that will be spent on local public services. The portfolio comprises a cross section of retail, office and industrial assets together with a health centre. The four largest investments are as follows:
- Castle Quay, Banbury; a covered shopping centre and development site
 - Pioneer Square, Bicester; a modern retail parade of shops
 - Franklins House, Bicester; a mixed use complex comprising offices, hotel, business centre and public library
 - Tramway Industrial Estate
- 5.2 These assets contribute an aggregate £5.1m gross income to the council's revenue budget. They are all town centre properties and afford the council an opportunity to influence the amenity and environment of its two principal strategic centres. Castle Quay will, in particular, allow the development of a new leisure orientated focal point to help revitalise Banbury town centre.

The component parts of the entire investment portfolio are described below:

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Table 3: Property held for investment purposes in £ millions0

Property	Actual	31.3.2019 actual		31.3.2020 expected	31.3.2021 expected
	Purchase Cost	Gains or (losses)	Value in accounts	Value in accounts	Value in accounts
Castle Quay Shopping Centre	61.120	(18.695)	42.425	42.425	110.225
Pioneer Square	8.161	(0.108)	8.053	8.053	8.053
Tramway Industrial Estate	9.603	(0.383)	9.220	9.220	9.220
Other properties valued under £5m	11.967	0.575	12.542	12.542	12.542
TOTAL	90.851	(18.611)	72.240	72.240	140.04

Security

- 5.3 In accordance with government guidance, the council considers a property investment to be secure if its accounting valuation is at or higher than its purchase cost including taxes and transaction costs.
- 5.4 A fair value assessment of the council's investment property portfolio has been made within the past twelve months, and the underlying assets provide security for capital investment. Should the 2019/20 year-end accounts preparation and audit process value these properties below their purchase cost, then an updated investment strategy will be presented to full council detailing the impact of the loss on the security of investments and any revenue consequences arising therefrom.

Risk assessment

- 5.5 The council assesses the risk of loss before entering into and whilst holding property investments by cash flow modelling the income and expenditure profile of each investment and interrogating that model across a range of scenarios to test the robustness of the investment. The modelling exercise is informed by the likelihood of tenant default and the chances that individual units will become empty during the hold period.
- 5.6 The property investment market is dynamic and we are kept abreast of developments by frequent communication and established relationships with local and national agents, supplemented by in-house investigations and reading of published research. The market is at present competitive in most asset sectors and our focus is on assets that are local, strategic and meet our investment return criteria. We are mindful of the

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council's need for a reliable future income streams and occupational demand is fundamental to our appraisals as longer let assets tend not to generate sufficiently attractive returns.

5.7 In all acquisitions we take external advice from acknowledged experts in the field and sense-check their input against our in-house knowledge, experience and expertise. The advice sourced covers market value but also, given the purpose of the investment, letting risk, marketability and occupational demand, and likely expenditure over the hold period.

5.8 The council uses a number of local and national advisors and cross reference their views periodically. There is no single party who expects to be instructed by the council without competition.

5.9 Credit ratings are used on acquisitions, new lettings and when tenants request consent to assign their leases. The council uses D&B ratings and also study published accounts.

Credit ratings have not historically been used to monitor existing tenants but this will be introduced for our largest tenants this year.

5.10 A number of other strategies are used to mitigate risk:

- Tenant rent payment histories are analysed on any acquisition.
- Tenant rent payment patterns and arrears are examined in the existing portfolio.
- Introducing agents advise the council throughout the acquisition process and their advice includes market commentary at a national and a local level and commentary on perceived risks to the investment.
- In tandem with the above every acquisition is subject to a third party valuation by national surveyors who are independent i.e. not acting for the council or the vendor on the acquisition.

Liquidity

5.11 Compared with other investment types, property is relatively difficult to sell and convert to cash at short notice, and can take a considerable period to sell in certain market conditions. To ensure that the invested funds can be accessed when they are needed, for example to repay capital borrowed, the council acknowledges illiquidity as a risk in property and whilst it cannot be avoided the risk is mitigated by the following strategies:

- The council invests across a range of sectors. Illiquidity is to an extent fluid and at any given time varies across sectors. This allows the council the opportunity to effect sales, if required, in the more liquid sectors
- The council's assets are likewise diversified in terms of lot size. This affords the council the ability to access a range of purchaser types e.g. small local investors, listed property companies or institutions
- The council does not invest in high risk assets which can be the most illiquid of all
- The council's investments are not what is termed 'Investment Grade', but they are fundable – i.e. if sold they could be suitable for debt backed investors

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- The council does not invest in specialist properties, where the market tends to be most illiquid
- The council's assets are uncharged. It is often lenders who require assets to be sold and whilst gearing does not increase illiquidity per se, it can expose an owner to greater risk of selling an illiquid asset at an inopportune time

6 Loan Commitments and Financial Guarantees

- 6.1 Although not strictly counted as investments, since no money has exchanged hands yet, loan commitments and financial guarantees carry similar risks to the council and are included here for completeness.

The council has contractually committed to the following loan amounts which have yet to be drawn upon (as at 31/12/19):

Table 4: Loan Commitments and Guarantees

Borrower	Purpose	£m Contractually Available
Crown House Banbury Ltd	Redevelopment of town centre building into housing	0.4
Graven Hill Village Development Company Ltd	Revolving Credit Facility available to the council's subsidiary until 2026	13.5
Graven Hill Village Development Company Ltd	Facility Agreement that has been in place since 2014 to deliver the project.	19.8
Graven Hill Village Development Company Ltd	Loan Note instrument to enable the company to deliver its objectives	7.9
TOTAL		41.6

The council has also issued a performance bond of £22million to Oxfordshire County Council (OCC) on behalf of Graven Hill Village Development Company Ltd in respect of Graven Hill's obligations to OCC under s106 agreements.

7 Capacity, Skills and Culture

Elected members and statutory officers

- 7.1 The majority of senior statutory officers are qualified to degree level and have appropriate professional qualifications. Their shared business experience encompasses

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both the public and private sectors and the three most senior Property & Investment team members have on average 20+ years commercial experience.

Training and guidance are provided to support members in delivering their roles and support effective decision making.

Commercial Investments

- 7.2 Negotiations are either undertaken directly by Assistant Directors or at a senior level with Assistant Director direct involvement and oversight, alongside input from Directors and Lead Members where required. Assistant Directors are aware of the regulatory regime and convey that to all junior staff.

Corporate governance

- 7.3 There are appropriate corporate governance measures in place which comprise end to end decision making procedures. These include risk assessments within the organisation; presentation to relevant committees including Members, statutory officers approvals and relevant project boards. The annual Corporate Investment Strategy [insert link when available] provides the reference point against which investment decisions are undertaken.

8 Investment Indicators

- 8.1 The council has set the following quantitative indicators to allow elected members and the public to assess the council's total risk exposure as a result of its investment decisions.

Total risk exposure

- 8.2 The first indicator shows the council's total exposure to potential investment losses. This includes amounts the council is contractually committed to lend but have yet to be drawn down and guarantees the council has issued over third party loans.

Table 5: Total investment exposure in £millions

Total investment exposure	31.03.2019 Actual	31.03.2020 Forecast	31.03.2021 Forecast
Treasury management investments	15.3	15.0	15.0
Service investments: Loans	47.4	62.4	62.4
Service investments: Shares	22.8	27.8	27.8
Commercial investments: Property	72.2	72.2	140.0
TOTAL INVESTMENTS	157.7	177.4	245.2
Commitments to lend	1.8	36.4	34.0
TOTAL EXPOSURE	159.5	213.8	279.2

How investments are funded

- 8.3 Government guidance is that these indicators should include how investments are funded. The council’s investments are funded by usable reserves, income received in advance of expenditure and borrowing.

Rate of return received

- 8.4 This indicator shows the investment income received less the associated costs, including the cost of borrowing where appropriate, as a proportion of the sum initially invested. Note that due to the complex local government accounting framework, not all recorded gains and losses affect the revenue account in the year they are incurred.

Table 6: Investment rate of return (net of all costs)

Investments net rate of return	2018/19 Actual	2019/20 Forecast	2020/21 Forecast
Treasury management investments	0.50%	0.70%	0.68%
Service investments: Loans	1.5% - 12%	1.5% - 12%	1.5% - 12%
Commercial investments: Property	Variable	Variable	Variable

Car Parking

Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Banbury Short Stay (Charges apply 8am-7pm. Free Parking after 7pm)					
Market Place Monday To Saturday					
0 -30 minutes	£0.80	£0.80		£0.00	0.0%
0 - 1 hour	£1.20	£1.20		£0.00	0.0%
Market Place Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Horsefair West Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
Horsefair West Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Calthorpe Street West (part) Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
Calthorpe Street West (part) Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Calthorpe Street East Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
Calthorpe Street East Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%

Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
South Bar East (part) up to Calthorpe Street Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
South Bar East (part) up to Calthorpe Street Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
North Bar East Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
North Bar East Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
The Mill Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
The Mill Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Chamberlaine Court Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
Chamberlaine Court Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Bridge Street (Blue Badge Holders Only) Monday To Saturday					
	£0.00	£0.00		£0.00	0.0%
Bridge Street (Blue Badge Holders Only) Sunday and Bank Holidays					
	£0.00	£0.00		£0.00	0.0%

Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Free of charge up to maximum stay permitted					

Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Banbury Long Stay (charges apply 8am-7pm. Free Parking after Riverside Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
Riverside Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
South Bar East and West Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
South Bar East and West Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
North Bar West Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
North Bar West Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Calthorpe Street West Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
Calthorpe Street West Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Windsor Street Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
Windsor Street Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Bolton Road Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
Bolton Road Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Compton Road Monday To Saturday					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
1 - 2 Hours	£1.60	£1.60		£0.00	0.0%
2 - 3 Hours	£2.20	£2.20		£0.00	0.0%

Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
3 - 4 Hours	£2.80	£2.80		£0.00	0.0%
Day rate up to 7pm	£3.50	£3.50		£0.00	0.0%
Compton Road Sunday and Bank Holidays					
0 - 1 hour	£0.80	£0.80		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Compton Road lay over (Coaches only) - no charge	£0.00	£0.00		£0.00	0.0%
Drop Off - Pick Up Points					
Bridge Street (all week)				£0.00	0.0%
0 - 15 minutes	£0.30	£0.30		£0.00	0.0%
Horsefair East - Coaches Drop Off/Pick Up - no charge	£0.00	£0.00		£0.00	0.0%
Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Bicester Short Stay (Charges apply 8am-7pm. Free Parking after 7pm)					
Market Square Monday To Saturday					
0 - 30 Minutes	£0.60	£0.80		£0.20	33.3%
0 - 1 Hour	£1.10	£1.20		£0.10	9.1%
Market Square Sunday and Bank Holidays					
0 - 1 Hour	£0.60	£0.80		£0.20	33.3%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Claremont Monday To Saturday					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
1 - 2 Hours	£1.20	£1.60		£0.40	33.3%
2 - 3 Hours	£1.70	£2.20		£0.50	29.4%
Claremont Sunday and Bank Holidays					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Chapel Brook Monday To Saturday					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
1 - 2 Hours	£1.20	£1.60		£0.40	33.3%
2 - 3 Hours	£1.70	£2.20		£0.50	29.4%
Chapel Brook Sunday and Bank Holidays					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Victoria Road Monday To Saturday					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
1 - 2 Hours	£1.20	£1.60		£0.40	33.3%
2 - 3 Hours	£1.70	£2.20		£0.50	29.4%
Victoria Road Sunday and Bank Holidays					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Bicester Long Stay					
Cattle Market Monday To Saturday					
0 - 1 hour	£0.60	£0.80		£0.20	33.3%
1 - 2 Hours	£1.20	£1.60		£0.40	33.3%
2 - 3 Hours	£1.70	£2.20		£0.50	29.4%
3 - 4 Hours	£2.20	£2.80		£0.60	27.3%
Day rate up to 7pm	£2.50	£3.50		£1.00	40.0%
Cattle Market Sunday and Bank Holidays					
0 - 1 hour	£0.60	£0.60		£0.00	0.0%
Over 1 hour	£1.00	£1.50		£0.50	50.0%
Discretionary Fees and Charges	Fee 19-20 (incl. VAT)	Proposed Fee 20-21 (incl. VAT)	Risk	Actual Increase	% Increase
Kidlington Short Stay					
Curtis Place (all week) - no charge	£0.00	£0.00		£0.00	0.0%
Kidlington Long Stay					
Curtis Place (all week) - no charge	£0.00	£0.00		£0.00	0.0%

Environmental Services

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Removal of Abandoned Vehicle	£27.00	£28.00		£1.00	3.7%	
Special Collections - Clearout (Garden waste or waste package)	£50.00	£55.00		£5.00	10.0%	Still competitive compared to private
Special Collections - Any (3 Items Collected)	£18.00	£20.00		£2.00	11.1%	Still competitive
New: Special Collections - Any (3 Items Collected) During Blitz Weeks	£6.00	£10.00		£4.00	66.7%	Half normal price
Blue & Brown Wheeled Bins	£30.00	£30.00		£0.00	0.0%	
240L Additional Green Bin - Annual Charge	£90.00	£90.00		£0.00	0.0%	
Bundles of 25 Trade Waste Sacks	£60.00	£60.00		£0.00	0.0%	All commercial waste charges to remain the same for 1 year - good selling point
Bundles of 25 Trade Recycling Sacks	£40.00	£40.00		£0.00	0.0%	
COMMERCIAL REFUSE COLLECTION - PER LIFT						
240 litre bin	£7.25	£7.25		£0.00	0.0%	All commercial waste charges to remain the same for 1 year - good selling point
360 litre bin	£9.50	£9.50		£0.00	0.0%	
660 litre bin	£13.50	£13.50		£0.00	0.0%	
1100 litre bin	£18.25	£18.25		£0.00	0.0%	
COMMERCIAL RECYCLING COLLECTION - PER LIFT						
240 litre bin	£4.00	£4.00		£0.00	0.0%	All commercial waste charges to remain the same for 1 year - good selling point
360 litre bin	£5.50	£5.50		£0.00	0.0%	
660 litre bin	£7.75	£7.75		£0.00	0.0%	
1100 litre bin	£10.00	£10.00		£0.00	0.0%	
* Discount of 10% for >5 bins, 20% for >10 bins						
Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
COMMERCIAL FOOD RECYCLING - PER LIFT						
120 litre bin	£3.50	£3.50		£0.00	0.0%	240l bin not available

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Schedule II Collections - Schools						
240L Wheeled Bin Package	£130.00	£133.25		£3.25	2.5%	Still competitive compared to private companies
360L Wheeled Bin Package	£180.00	£184.50		£4.50	2.5%	
660L Wheeled Bin Package	£285.00	£292.13		£7.13	2.5%	
1100L Wheeled Bin Package	£390.00	£399.75		£9.75	2.5%	
Trade Glass Collection (set of 3 bells)	£60.00	£60.00		£0.00	0.0%	
Bundles of 25 Biodegradable Garden Waste Sacks	£12.00	£12.00		£0.00	0.0%	
Roll of 52 Compostable Liners	£3.00	£3.00		£0.00	0.0%	

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
<u>Environmental Protection</u>						
Rats & Mice, Per consultation - 3 visits (free of charge to residents who are 60 years of age and over)	£43.33	£44.50		£1.17	2.7%	For parishes with more than 20 bins For parishes with more than 5 bins For parishes with less than 5 bins
Fleas, , cockroaches ants, carpet beetles, and other household insects	£48.33	£49.50		£1.17	2.4%	
Bedbugs	£75.00	£76.50		£1.50	2.0%	
Wasps Nests	£43.33	£44.50		£1.17	2.7%	
Fine for stray dogs during office hours	£70.00	£71.50		£1.50	2.1%	
Fine for stray dogs outside office hours	£145.00	£148.00		£3.00	2.1%	
Kennel Costs (per day/part of)	£17.50	£18.00		£0.50	2.9%	
Dog bin emptying charge	£1.50	£1.55		£0.05	3.3%	
	£1.60	£1.65		£0.05	3.1%	
	£1.75	£1.80		£0.05	2.9%	
<u>MOT's</u>						
Class IV for Trade, Staff and Account Customers	£45.00	£45.00		£0.00	0.0%	
Class IV for General Public	£50.00	£50.00		£0.00	0.0%	
Class V for Trade, Staff and Account Customers	£50.00	£50.00		£0.00	0.0%	
Class V for General Public	£55.00	£55.00		£0.00	0.0%	
Class VII for Trade, Staff and Account Customers	£50.00	£50.00		£0.00	0.0%	
Class VII for General Public	£55.00	£55.00		£0.00	0.0%	

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Hourly Rate - Workshop (External)	£55.00	£55.00		£0.00	0.0%	
Use of Washdown facility at Thorpe Lane Depot	£50.00	£50.00		£0.00	0.0%	
Use of Public Conveniences - Bicester	£0.10	£0.20		£0.10	100.0%	Sites have been refurbished old sites
Use of Public Conveniences - Banbury and Kidlington	£0.10	£0.10		£0.00	0.0%	

Public Protection, Environmental Health, Licensing

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Environmental Health, Environmental Protection and Licensing						
Gambling Act Premises	Various	Various				Statutory Fees - Set Nationally
Animal Licensing						
Animal Boarding Establishment Licence	£375.00	£382.50		£7.50	2.0%	
Pet Shop Licence	£375.00	£382.50		£7.50	2.0%	
Riding Establishment Licence	£375.00	£382.50		£7.50	2.0%	
Dog Breeding Establishment Licence	£375.00	£382.50		£7.50	2.0%	
Dangerous Wild Animals Licence	£375.00	£382.50		£7.50	2.0%	
Zoo Licence	£565.00	£576.00		£11.00	1.9%	
Skin Piercing, Tattooing, Acupuncture, Electrolysis etc.						
Registration Fee	£102.00	£104.00		£2.00	2.0%	
Registration of Premises	£153.00	£156.00		£3.00	2.0%	Removed fee
Scrap Metal						
Variation of scrap metal dealers licence type Collector - Dealer	£204.00	£208.00		£4.00	2.0%	
Variation of scrap metal dealers licence - Admin, change of name or replacement	£102.00	£104.00		£2.00	2.0%	
Scrap metal dealers site	£465.00	£474.50		£9.50	2.0%	
Scrap metal collectors licence	£275.00	£280.50		£5.50	2.0%	
Street Trading consent charges are as follows:-						
12 month period	£1,142.00	£1,165.00		£23.00	2.0%	
6 month period	£570.00	£581.50		£11.50	2.0%	
3 month period	£285.00	£291.00		£6.00	2.1%	
1 month period	£160.00	£163.50		£3.50	2.2%	
Table and Chairs consent charges are as follows:-						
12 month period	£15.50	£15.80		£0.30	1.9%	£15.80 per chair upto a maximum of £153.50 per year
Private Hire and Hackney Carriage DRIVER Fees and Charges						
Grant of Licence 1 Year	£114.00	£116.50		£2.50	2.2%	
Grant of licence 3 Years	£193.00	£193.00		£0.00	0.0%	
Renewal of existing licence 1 year	£96.00	£98.00		£2.00	2.1%	

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Renewal of existing licence 3 years	£170.00	£170.00		£0.00	0.0%	
DBS (was CRB) check and DVLA check	£49.00	£50.00		£1.00	2.0%	
Knowledge Test	£25.00	£25.50		£0.50	2.0%	
Re take of Knowledge test	£25.00	£25.50		£0.50	2.0%	
Cost of badge/ replacement badge	£25.00	£25.50		£0.50	2.0%	
Cost of replacement paper licence	£10.50	£10.70		£0.20	1.9%	
Disability and Safeguarding Awareness Training	£50.00	£50.00		£0.00	0.0%	Fee set by OCC
English Testing	£40.00	£41.00		£1.00	2.5%	
Hackney Carriage VEHICLE Fees and Charges				£0.00		
Grant of licence	£292.00	£298.00		£6.00	2.1%	
Renewal of existing licence	£245.00	£258.00		£13.00	5.3%	Increased to reflect review of actual costs of providing licence
Replacement licence plate	£20.00	£20.40		£0.40	2.0%	
Replacement bracket	£20.00	£20.40		£0.40	2.0%	
Change of vehicle only	£110.00	£112.30		£2.30	2.1%	
Transfer of licensee only	£56.00	£57.00		£1.00	1.8%	
Change of vehicle and licensee	£41.00	£42.00		£1.00	2.4%	
Private Hire VEHICLE Fees and Charges				£0.00	0.0%	
Grant of new licence	£260.00	£270.00		£10.00	3.8%	Increased to reflect review of actual costs of providing licence
Renewal of licence	£230.00	£250.00		£20.00	8.7%	Increased to reflect review of actual costs of providing licence
Internal Plate Replacement	£10.00	£10.20		£0.20	2.0%	
Plate or bracket replacement	£20.00	£20.40		£0.40	2.0%	
Cost of replacement paper licence	£10.50	£10.70		£0.20	1.9%	
Change of vehicle only	£102.00	£102.00		£0.00	0.0%	Held to reflect review of costs
Transfer of licensee only	£56.00	£56.00		£0.00	0.0%	Held to reflect review of costs
Change of vehicle and licensee	£127.00	£127.00		£0.00	0.0%	Held to reflect review of costs
Private Hire OPERATOR Fees and Charges				£0.00	0.0%	
Operator's Licence (one vehicle only) - 1 year	£140.00	£143.00		£3.00	2.1%	
Operator's Licence (one vehicle only) – 5 year	£130.00	£132.60		£2.60	2.0%	
For each additional vehicle	£20.00	£20.40		£0.40	2.0%	
Sex Establishment Venue						
Application	£1,557.00	£1,588.00	Various	£31.00	2.0%	

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Renewal	£1,031.00	£1,052.00		£21.00	2.0%	
Contaminated land enquiry	£66.00	£67.50		£1.50	2.3%	
HEALTH PROTECTION						
Food Export/Hygiene Certificates (without inspection)	£44.00					REMOVED
Food Export/Hygiene Certificates	£107.00	£110.00		£3.00	2.8%	
Food Hygiene Rating Scheme Rescore Visit	£270.00	£276.00		£6.00	2.2%	
Food Surrender Certificates	£121.00	£123.50		£2.50	2.1%	
Copies of Food Premises Register (a) Single Entry	£3.64	£3.75		£0.11	3.0%	
Copies of Food Premises Register (b) Full Register	£312.00	£320.00		£8.00	2.6%	
Factual Statements for Civil Proceedings	£151.00	£155.00		£4.00	2.6%	
Reports provided under the Environmental Information Regulations	£151.00	£155.00		£4.00	2.6%	
Contaminated land enquiry	£66.00	£67.50		£1.50	2.3%	
Water Sampling						
Large/Commercial use supplies (each assessment at £68/hour capped at £500)	£500.00	£500.00		£0.00	0.0%	Capped by statute
Risk assessment (each assessment at £68/hour capped at £500)	£500.00	£500.00		£0.00	0.0%	Capped by statute
Sampling (each visit)	£100.00	£100.00		£0.00	0.0%	Capped by statute
Investigation	£100.00	£100.00		£0.00	0.0%	Capped by statute
Granting an authorisation	£100.00	£100.00		£0.00	0.0%	Capped by statute
Analysing a sample:						
Taken under regulation 10	£25.00	£25.00		£0.00	0.0%	Capped by statute
Taken during Check monitoring	£100.00	£100.00		£0.00	0.0%	Capped by statute
Taken during Audit monitoring	£500.00	£500.00		£0.00	0.0%	Capped by statute
Water Sampling Fees:						
Lab Fees (Depending on criteria)	£83.50	£85.50		£2.00	2.4%	Anticipated supplier increases to courier/lab costs
Pools (basic swimming pool test)	£31.50	£32.50		£1.00	3.2%	
Sampling and admin cost recovery hourly rate	£43.00	£44.00		£1.00	2.3%	
Courier charge	£31.50	£32.50		£1.00	3.2%	
Health Protection - Food Safety						
Level 2 Food Safety in Catering Course						

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Taught Course	£72.50	£74.00		£1.50	2.1%	
Taught - Voluntary Groups	£42.00	£43.00		£1.00	2.4%	
Taught - Unemployed	£42.00	£43.00		£1.00	2.4%	
E-learning (all level 2 courses)	£25.00	£25.00		£0.00	0.0%	No increase as 12 month contract agreed with supplier prices fixed
Level 2 Personal license Holder elearning and invigilated exam	£80.00	£82.00		£2.00	2.5%	12 month contract agreed with supplier prices fixed.
Invigilated exam resit	£25.00	£26.00		£1.00	4.0%	12 month contract agreed with supplier prices fixed.
Level 3 Food Hygiene Course Taught Course	£288.00	£295.00		£7.00	2.4%	
Cost recovery - Commercial & Business Support						No increase as 12 month contract already agreed with supplier and prices fixed
Basic cost recovery (qualified officer)	£68.00	£69.50		£1.50	2.2%	
Full cost recovery (qualified officer)	£75.00	£76.50		£1.50	2.0%	
Mileage cost per mile	£0.45	£0.45		£0.00	0.0%	
Strive for 5	£245.00	£250.00		£5.00	2.0%	
SFBB Packs (without diary)	£14.80	£15.25		£0.45	3.0%	
SFBB 48 week diary refills	£11.20	£14.50		£3.30	29.5%	Recosted with increased admin time reflected
SFBB Pack with 48 week diary refill	£20.40	£24.00		£3.60	17.6%	Recosted with increased admin time reflected
Gambling Act 2005 – Maximum Charges are set by legislation.	Various	Various				Statutory Fees - Set Nationally
Mobile Home Sites Fees						
New Application						
1 to 10 pitches	£295.00	£300.00		£5.00	1.7%	
11 to 30 pitches	£430.00	£440.00		£10.00	2.3%	
31 to 99 pitches	£560.00	£570.00		£10.00	1.8%	
100 or more pitches	£695.00	£710.00		£15.00	2.2%	
Annual Fee						
1 to 10 pitches	£230.00	£235.00		£5.00	2.2%	
11 to 30 pitches	£295.00	£300.00		£5.00	1.7%	
31 to 99 pitches	£360.00	£370.00		£10.00	2.8%	
100 or more pitches	£430.00	£440.00		£10.00	2.3%	

Land Charges

Discretionary Fees and Charges	Fee 19-20 (excl. VAT)	Proposed Fee 20-21 (Excl. VAT)	Risk	Actual Increase	% Increase	Notes
Full Search Fee (LLC1 & CON29R)	£140.00	£150.00		£10.00	7.1%	Fees reviewed to reflect current activity levels and costs of service. Benchmarking indicates that this would also be in line with other local authorities in the area
Additional parcel CON29	£18.00	£18.00		£0.00	0.0%	
Additional parcel LLC1	£2.00	£2.00		£0.00	0.0%	
Additional parcel Q22	£1.00	£1.00		£0.00	0.0%	
LLC1 Only (Register search)	£40.00	£50.00		£10.00	25.0%	
CON 29R only (no LLC1)	£100.00	£100.00		£0.00	0.0%	
CON29O (Optional enquiries Question 4-21)	£10.00	£10.00		£0.00	0.0%	
CON29O Question 22	£33.00	TBC		£0.00	0.0%	
PART 3 Own worded enquiries	£20.00	£20.00		£0.00	0.0%	

NOA and Cooper School					
	2019/20 (excl. VAT)	2020/21 (excl. VAT)	Risk	Actual Increase	% Increase
NORTH OXFORDSHIRE ACADEMY ATP BANBURY					
Senior Match	£63.17	£64.46		£1.29	2.0%
Junior Match	£31.50	£32.13		£0.63	2.0%
Senior Match Block Booking*	£52.63				
Junior Match Block Booking*	£26.25	£26.79		£0.54	2.1%
Senior Training Whole Pitch	£45.58	£46.50		£0.92	2.0%
Senior Training Half Pitch	£28.29	£28.88		£0.58	2.1%
Senior Training Whole Pitch Block Booking*					
	£38.04	£38.83		£0.79	2.1%
Senior Training Half Pitch Block Booking*					
	£23.63	£24.13		£0.50	2.1%
Junior Training Whole Pitch	£24.50	£25.00		£0.50	2.0%
Junior Training Half Pitch	£14.25	£14.54		£0.29	2.0%
Junior Training Whole Pitch Block Booking*					
	£20.33	£20.75		£0.42	2.0%
Junior Training Half Pitch Block Booking*					
	£11.92	£12.17		£0.25	2.1%
90 Minutes Hire					
Senior Match	£94.67	£96.58		£1.92	2.0%
Junior Match	£47.33	£48.29		£0.96	2.0%
Senior Match Block Booking*	£78.88	£80.46		£1.58	2.0%
Junior Match Block Booking*	£39.50	£40.29		£0.79	2.0%
Senior Training Whole Pitch	£68.38	£69.75		£1.38	2.0%
Senior Training Half Pitch	£42.17	£43.04		£0.87	2.1%
Senior Training Whole Pitch Block Booking*					
	£57.04	£58.21		£1.17	2.0%
Senior Training Half Pitch Block Booking*					
	£35.17	£35.88		£0.71	2.0%
Junior Training Whole Pitch	£36.54	£37.29		£0.75	2.1%
Junior Training Half Pitch	£21.17	£21.58		£0.42	2.0%
Junior Training Whole Pitch Block Booking*					
	£30.46	£31.08		£0.63	2.1%
Junior Training Half Pitch Block Booking*	£0.00	£0.00		£0.00	0.0%
	£17.63	£18.00		£0.38	2.1%
NORTH OXFORDSHIRE ACADEMY ATP FOR KEYHOLDERS					
60 Minutes Hire					
Senior Match	£52.25	£53.33		£1.08	2.1%
Junior Match	£19.79	£20.21		£0.42	2.1%
Senior Match Block Booking*	£43.58	£46.13		£2.54	5.8%
Junior Match Block Booking*	£16.58	£16.92		£0.33	2.0%
90 Minutes Hire					
Senior Match	£75.88	£77.42		£1.54	2.0%
Junior Match	£28.83	£29.42		£0.58	2.0%
Senior Match Block Booking*	£63.25	£64.54		£1.29	2.0%
Junior Match Block Booking*	£24.00	£24.50		£0.50	2.1%
NORTH OXFORDSHIRE ATHLETICS TRACK BANBURY					
Fixtures					
Non Cherwell Based Clubs	£49.54	£50.54		£1.00	2.0%

NOA and Cooper School

	2019/20 (excl. VAT)	2020/21 (excl. VAT)	Risk	Actual Increase	% Increase
Non Cherwell Based Clubs – Block Booking*	£41.25	£42.08		£0.83	2.0%
					0.0%
Cherwell Clubs – Seniors	£37.83	£38.58		£0.75	2.0%
Cherwell Clubs – Seniors Block Booking*	£31.50	£32.13		£0.63	2.0%
					0.0%
Cherwell Clubs – Juniors	£29.92	£30.54		£0.63	2.1%
Cherwell Clubs – Juniors Block Booking*	£24.92	£25.42		£0.50	2.0%
Casual Hirers (Mondays and Wednesdays Only)					
Seniors	£2.25	£2.29		£0.04	1.9%
Seniors Block Booking*	£1.92	£1.96		£0.04	2.2%
Juniors	£1.29	£1.33		£0.04	3.2%
Juniors Block Booking*	£1.08	£1.13		£0.04	3.8%
Training Rate					
Seniors	£39.33	£40.13		£0.79	2.0%
Seniors Block Booking*	£32.75	£33.42		£0.67	2.0%
Juniors	£20.25	£20.67		£0.42	2.1%
Juniors Block Booking*	£16.92	£17.25		£0.33	2.0%
Pavilion/Changing/Club Room Hire					
Pavilion/Changing/Club Room Hire	£15.13	£15.46		£0.33	2.2%
Pavilion/Changing/Club Room Hire – Block Booking*	£13.29	£13.58		£0.29	2.2%
COOPER SCHOOL, BICESTER					
Sports Hall Hire – 55 Minutes					
Senior	£42.60	£43.50		£0.90	2.1%
Junior	£25.50	£26.00		£0.50	2.0%
Senior Block Booking*	£35.50	£36.20		£0.70	2.0%
Junior Block Booking*	£21.20	£21.60		£0.40	1.9%
Badminton Court					
Senior	£9.40	£9.60		£0.20	2.1%
Junior	£4.60	£4.80		£0.20	4.3%
Senior Block Booking*	£7.80	£8.00		£0.20	2.6%
Junior Block Booking*	£3.80	£3.90		£0.10	2.6%
ATP – 60 Minutes					
Senior Whole Pitch	£49.60	£50.60		£1.00	2.0%
Senior Half Pitch	£32.60	£33.30		£0.70	2.1%
Senior Quarter Pitch	£27.30	£27.80		£0.50	1.8%
Senior Whole Pitch Block Booking*	£41.30	£42.20		£0.90	2.2%
Senior Half Pitch Block Booking*	£27.20	£27.70		£0.50	1.8%
Senior Quarter Pitch Block Booking*	£22.70	£23.20		£0.50	2.2%
Junior Whole Pitch	£41.80	£42.60		£0.80	1.9%
Junior Half Pitch	£26.00	£26.50		£0.50	1.9%
Junior Quarter Pitch	£18.20	£18.60		£0.40	2.2%
Junior Whole Pitch Block Booking*	£34.80	£35.50		£0.70	2.0%
Junior Half Pitch Block Booking*	£21.70	£22.10		£0.40	1.8%
Junior Quarter Pitch Block Booking*	£15.20	£15.50		£0.30	2.0%
Hockey Club – Whole Pitch					
Senior Match – 90 Minutes	£87.40	£89.20		£1.80	2.1%
Senior Training – 60 Minutes	£49.90	£50.90		£1.00	2.0%
Senior Match – 90 Minutes Block Booking*	£72.80	£74.30		£1.50	2.1%
Senior Training – 60 Minutes Block Booking*	£41.60	£42.40		£0.80	1.9%
Junior Match – 90 Minutes	£45.60	£46.50		£0.90	2.0%
Junior Training – 60 Minutes	£29.50	£30.00		£0.50	1.7%
Junior Match – 90 Minutes Block Booking*	£38.00	£38.80		£0.80	2.1%
Junior Training – 60 Minutes Block Booking*	£24.50	£25.00		£0.50	2.0%

NOA and Cooper School

	2019/20 (excl. VAT)	2020/21 (excl. VAT)	Risk	Actual Increase	% Increase
Performance Hall					
Hire charge (per hour)	£26.40	£27.00		£0.60	2.3%
Hire charge with tiered seating	£52.80	£53.90		£1.10	2.1%
Events hire including seating/lighting/stage					

Public Liability Insurance re-charge charged at 10% of total hire fee.

*Block bookings of 10 sessions or more are exempt from VAT

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
MEMBERSHIP DIRECT DEBITS				
Expressions DD (single)				
Single DD - FIXED	£39.00	£39.00	0.00%	£0.00
Single DD - FLEXI	£44.00	£44.00	0.00%	£0.00
Expressions Family				
Family DD (2 adults + 2 children) - FIXED	£80.00	£80.00	0.00%	£0.00
Family DD (2 adults + 2 children) - FLEXI	£85.00	£85.00	0.00%	£0.00
Family with up 5 children				
Family DD (2 adults + 5 children) - FIXED	£90.00	£90.00	0.00%	£0.00
Family DD (2 adults + 5 children) - FLEXI	£95.00	£95.00	0.00%	£0.00
One Parent (1 adult + 2 children)				
Single Parent (1 adult + 2 children) - FIXED	£50.00	£50.00	0.00%	£0.00
Single Parent (1 adult + 2 children) - FLEXI	£55.00	£55.00	0.00%	£0.00
One Parent (5 children)				
Single Parent (2 adults + 5 children) - FIXED	£60.00	£60.00	0.00%	£0.00
Single Parent (2 adults + 5 children) - FLEXI	£65.00	£65.00	0.00%	£0.00
Corporate (single)				
Corporate (single) FIXED	£37.00	£37.00	0.00%	£0.00
Corporate (single) FLEXI	£39.00	£39.00	0.00%	£0.00
Swim 23	£23.00	£23.50	2.17%	£0.50
Swim 15	£15.00	£15.50	3.33%	£0.50
GP Referral - one year follow on	£27.00	£27.75	2.79%	£0.75
Expressions Concession	£37.00	£37.00	0.00%	£0.00
Junior	£22.00	£22.00	0.00%	£0.00
Student	£25.00	£25.00	0.00%	£0.00
Aqua Swim, Sauna, Steam	£34.00	£35.00	2.94%	£1.00
1 - month offer	£55.00	£56.00	1.82%	£1.00
Annuals	£421.20	£421.20	0.00%	£0.00

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
FITNESS SUITE				
Casual Peak	£9.60	£9.85	2.60%	£0.25
Senior Peak	£3.95	£4.05	2.53%	£0.10
Casual Off-Peak	£7.95	£8.15	2.52%	£0.20
Senior Off-Peak	£3.60	£3.70	2.79%	£0.10
Induction (for PAYG)	£19.00	£19.50	2.63%	£0.50
Refresher Induction	£9.50	£9.75	2.63%	£0.25
Junior Peak	£3.95	£4.05	2.53%	£0.10
Junior Induction	£4.35	£4.50	3.45%	£0.15
Adult Link Card Peak	£4.80	£4.90	2.08%	£0.10
Senior Link Card Peak	£1.98	£2.05	3.80%	£0.07
Adult Link Card Off-Peak	£4.00	£4.10	2.50%	£0.10
Senior Link Card Off-Peak	£1.80	£1.85	2.79%	£0.05
Link Card Induction	£9.50	£9.75	2.63%	£0.25
GP Referral Session	£4.05	£4.15	2.47%	£0.10
MotorMed Session	£2.50	£2.50	0.00%	£0.00
Fitness Test - non members	£15.00	£15.45	3.00%	£0.45
Replacement Membership Card	£3.20	£3.30	3.12%	£0.10
HEALTH SUITE				
Sauna / Steam / Spa* (* = Swim at KGLC)	£7.90	£8.10	2.53%	£0.20
Sauna / Steam / Spa / Swim	£11.75	£12.10	2.98%	£0.35
Senior Health Suite	£4.05	£4.15	2.47%	£0.10
Link Card Sauna / Steam	£3.95	£4.05	2.53%	£0.10

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
FITNESS CLASSES				
All Classes (incl AquaFit)	£6.50	£6.70	3.08%	£0.20
Body conditioning (1.5 hours)	£8.40	£8.60	2.38%	£0.20
Studio Cycling (Peak)	£9.60	£9.85	2.60%	£0.25
Studio Cycling (Off-Peak)	£8.20	£8.45	3.05%	£0.25
Yoga	£6.50	£6.70	3.08%	£0.20
Yoga (1.5 hours)	£8.40	£8.65	2.98%	£0.25
Junior and Senior - specific classes	£3.95	£4.05	2.53%	£0.10
Senior Classes - Bicester	£3.50	£3.60	2.79%	£0.10
Yoga (1.5 hours)	£8.40	£8.65	2.98%	£0.25
Virtual Classes	£3.25	£3.30	1.54%	£0.05
Core on the Ball (30 mins)	£3.50	£3.60	2.79%	£0.10
Link Card Classes	£3.25	£3.35	3.08%	£0.10
Link Card Classes - Senior / Junior	£1.98	£2.00	1.27%	£0.02
SWIMMING SESSIONS				
Adult	£4.20	£4.30	2.38%	£0.10
Junior	£2.75	£2.80	1.82%	£0.05
Seniors	£2.75	£2.80	1.82%	£0.05
Under 3's	£0.00	£0.00	0.00%	£0.00
Block of 10 swims - Adult	£37.80	£38.85	2.79%	£1.05
Block of 10 swims - Juniors	£24.75	£25.45	2.83%	£0.70
Block of 10 swims - Seniors	£24.75	£25.45	2.83%	£0.70
Family Swim ticket	£13.40	£13.75	2.61%	£0.35
Adult Link Card Swim	£2.10	£2.15	2.38%	£0.05
Junior Link Card Swim	£1.40	£1.45	3.57%	£0.05
Senior Link Card Swim	£1.40	£1.45	3.57%	£0.05
Teachers	£3.05	£3.15	3.28%	£0.10
GP Referral Swim (see GP Ref section)	£4.05	£4.15	2.47%	£0.10
Wet & Wacky - junior	£3.25	£3.35	3.08%	£0.10
Wet & Wacky - adult	£4.30	£4.45	3.49%	£0.15
Wet & Wacky - senior	£3.00	£3.05	1.67%	£0.05

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
AquaFit	£6.50	£6.65	2.31%	£0.15
Scouts and Brownies	£1.85	£1.90	2.79%	£0.05
AquaFit - senior	£4.00	£4.10	2.50%	£0.10
Swim Fit - Adult	£5.35	£5.50	2.79%	£0.15
Swim Fit - Senior	£3.45	£3.55	2.79%	£0.10

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
SWIMMING LESSONS				
Stage 1 - 7, parent & toddler 50 weeks as 3x17 weeks	£6.00	£6.15	2.50%	£0.15
Stage 1 - 7, parent & toddler - Direct Debit	£24.00	£24.65	2.71%	£0.65
1 hour classes (rookie, survival, adults)	£8.50	£8.75	2.94%	£0.25
1 hour classes (rookie, survival, adults) - Direct Debit	£34.00	£34.95	2.79%	£0.95
40 minute intensive lesson	£9.10	£9.35	2.79%	£0.25
Ducklings 10 wk course / 30 min lesson	£5.75	£5.90	2.61%	£0.15
Stage 1 - 3 (with assistants) 10 week course / 30 min lesson	£6.05	£6.25	3.31%	£0.20
Stage 1 - 3 (with assistants) - Direct Debit - 30 min lesson	£24.20	£24.90	2.89%	£0.70
Stage 4 - 7 10 wk course / 30 min lesson	£5.75	£5.90	2.61%	£0.15
Stage 4 - 7 10 wk course - Direct Debit	£23.00	£23.65	2.83%	£0.65
Stage 8 - 10 & Adult 10 wk course - 55mins / 1 hr	£8.70	£8.95	2.87%	£0.25
Stage 8 - 10 & Adult - Direct Debit	£34.80	£35.75	2.73%	£0.95
CHILDREN's lessons 10 weeks course / 30 min lesson	£5.60	£5.75	2.68%	£0.15
CHILDREN's lessons Direct Debit - 30 min lesson - no assistant	£22.40	£23.00	2.68%	£0.60
CHILDREN's lessons Direct Debit - 30 min lesson - with assistant	£24.30	£25.00	2.88%	£0.70
ADULT lessons 10 wk course / 60 min	£8.50	£8.75	2.94%	£0.25
ADULT lessons Direct Debit - 60 min	£34.00	£34.95	2.79%	£0.95
BIRTHDAY PARTIES				
Sports Hall Party	£110.00	£113.05	2.77%	£3.05
Sports Hall Party & Food for up to 23 children	£159.00	£163.00	2.52%	£4.00
Sports Hall / MegaBounce Party	£110.00	£113.05	2.77%	£3.05
Super Striker / Football (Indoors)	£80.00	£82.25	2.81%	£2.25
Super Striker / Football (Outdoors)	£57.50	£59.10	2.79%	£1.60
Swimming Pool Party (Main Pool) - rafts and inflatables	£120.00	£123.35	2.79%	£3.35
Swimming Pool Party (PnT Pool) - Paddle & Play	£110.00	£113.05	2.77%	£3.05
Swimming Pool - wet & wacky	£140.00	£143.90	2.79%	£3.90
Swimming Pool Party - rafts and inflatables	£120.00	£123.35	2.79%	£3.35
Jump & Jiggle Soft Play Party	£85.00	£87.35	2.76%	£2.35
Sports Party (indoors or outdoors)	£85.00	£87.35	2.76%	£2.35
Mega Bounce & Tots Bounce Party	£125.00	£128.50	2.80%	£3.50

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
POOL HIRE - also see Birthday Parties				
Main Pool	£95.00	£97.65	2.79%	£2.65
Main Pool Gala	£126.50	£130.00	2.77%	£3.50
Trainer Pool	£69.00	£70.95	2.83%	£1.95
Trainer Pool Gala	£95.00	£97.65	2.79%	£2.65
Play & Teach Pool	£80.00	£82.25	2.81%	£2.25
School Hire (per lesson / teacher)	£17.50	£18.00	2.86%	£0.50
Swim Club - Weekday mornings per 55mins	£40.00	£41.10	2.75%	£1.10
Swim Club - evenings per 55mins	£63.90	£65.70	2.82%	£1.80
SPORTS HALL HIRE (per hour)				
Badminton Court Peak	£11.60	£11.90	2.59%	£0.30
Badminton Court Peak - Block Booking	£12.75	£13.10	2.75%	£0.35
Badminton Court Off-Peak	£9.30	£9.55	2.69%	£0.25
Badminton Court Off Peak - Block Booking	£10.25	£10.55	2.93%	£0.30
Junior Peak	£5.80	£5.95	2.59%	£0.15
Junior Off-Peak	£4.65	£4.75	2.15%	£0.10
Adult vs Junior Peak	£8.70	£8.95	2.87%	£0.25
Adult vs Junior Off-Peak	£7.00	£7.20	2.79%	£0.20
Hall Hire Peak (5-a-side)	£53.25	£54.75	2.82%	£1.50
Hall Hire Peak (5-a-side) - Block Booking	£58.60	£60.25	2.82%	£1.65
Hall Hire Off-Peak (5-a-side)	£42.60	£43.80	2.82%	£1.20
Hall Hire Off-Peak (5-a-side) - Block Booking	£46.85	£48.15	2.77%	£1.30
SQUASH COURTS HIRE (per 40 mins)				
Squash Court Hire Peak	£8.60	£8.85	2.91%	£0.25
Squash Court Hire Peak - Block Booking	£9.46	£9.70	2.54%	£0.24
Squash Court Hire Off-Peak	£7.30	£7.50	2.79%	£0.20
Squash Court Hire Off Peak - Block Booking	£8.05	£8.25	2.48%	£0.20
Junior Peak	£4.30	£4.40	2.33%	£0.10
Junior Off-Peak	£3.65	£3.75	2.79%	£0.10
Adult vs Junior Peak	£6.45	£6.65	3.10%	£0.20

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
Adult vs Junior Off-Peak	£5.50	£5.65	2.79%	£0.15
TABLE TENNIS HIRE (per hour)				
Adult Hire	£6.80	£7.00	2.94%	£0.20
Junior Hire	£3.40	£3.50	2.94%	£0.10
Adult vs Junior	£5.10	£5.25	2.94%	£0.15

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
ALL WEATHER PITCHES - BLC and KGLC				
Adult Football	£41.00	£42.15	2.80%	£1.15
Adult Football - Block Booking	£44.00	£45.25	2.84%	£1.25
Junior Football (up to 7.15pm)	£31.00	£31.85	2.74%	£0.85
Junior Football (up to 7.15pm) - Block booking	£34.10	£35.05	2.79%	£0.95
Junior individual PAYG	£2.90	£2.95	1.72%	£0.05
Senior individual PAYG	£4.50	£4.60	2.22%	£0.10
Whole Pitch	£78.50	£80.70	2.80%	£2.20
2/3rds Pitch	£57.10	£58.70	2.80%	£1.60
1/3rd Pitch	£35.75	£36.75	2.79%	£1.00
Tennis	£6.50	£6.70	3.08%	£0.20
EQUIPMENT HIRE				
Racquets - badminton, tennis, & table tennis bats	£2.00	£2.05	2.50%	£0.05
Bibs	£2.00	£2.05	2.50%	£0.05
Deposit (refundable)	£5.00	£5.15	3.00%	£0.15
Breakages (take from deposit)	£5.00	£5.15	3.00%	£0.15
Football hire	£2.00	£2.06	2.79%	£0.06
Football deposit	£10.00	£10.00	0.00%	£0.00
CRECHE				
Creche - 1 hour	£3.10	£3.20	3.23%	£0.10
15 minutes	£1.00	£1.05	5.00%	£0.05
Creche - 1 hour, 15 mins	£4.00	£4.10	2.50%	£0.10
Creche - 1 hour, 30 mins	£4.85	£5.00	3.09%	£0.15
Creche Drop & Shop 2 hours	£7.50	£7.70	2.67%	£0.20
Creche Drop & Shop 3 hours	£10.75	£11.05	2.79%	£0.30

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
JUNIOR ACTIVITIES				
Sway Dance	£4.15	£4.25	2.41%	£0.10
Parent & Toddler Sessions	£6.00	£6.15	2.50%	£0.15
Adults & Juniors (1 hour)	£8.70	£8.95	2.87%	£0.25
Spice Up Saturday	£5.30	£5.45	2.79%	£0.15
Baby Bounce	£3.50	£3.60	2.79%	£0.10
Baby Bounce - additional sibling	£2.50	£2.55	2.00%	£0.05
Strikers / Dribblers	£5.10	£5.25	2.94%	£0.15
Mini Dribblers	£4.10	£4.20	2.44%	£0.10
Soft Play	£1.60	£1.65	3.12%	£0.05
Gymnastics and Trampoline (terms 12-14 weeks)	£6.80	£7.00	2.94%	£0.20
Gymnastics Direct debit (39 weeks spread over 52 weeks) - NEW FOR 2019	£22.10	£22.70	2.71%	£0.60
Trampoline (30 minute class)	£3.70	£3.80	2.79%	£0.10
Tots Bounce	£2.60	£2.65	1.92%	£0.05
Tots Bounce - Family Member 50% off	£1.30	£1.35	3.85%	£0.05
Mega Bounce	£3.15	£3.25	3.17%	£0.10
Jump & Jiggle Area	£1.55	£1.60	3.23%	£0.05
ROOM HIRE				
Activity Hall - Peak	£47.00	£48.30	2.77%	£1.30
Exercise Studio	£21.00	£21.50	2.38%	£0.50
Activity Hall - Peak	£47.00	£48.30	2.77%	£1.30
Studio 1	£63.00	£64.50	2.38%	£1.50
Studio 2	£42.50	£43.70	2.82%	£1.20
Meeting Room - 1 hour	£18.00	£18.50	2.79%	£0.50
Meeting Room - half day	£60.00	£61.75	2.92%	£1.75
Meeting Room - full day	£100.00	£102.80	2.80%	£2.80
Body Therapy Clinic	£41.00	£42.15	2.80%	£1.15

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
BOWLING				
Adult 1 game	£4.80	£4.90	2.08%	£0.10
Adult 2 game	£8.15	£8.35	2.45%	£0.20
Adult 3 game	£11.50	£11.80	2.61%	£0.30
child/ concessions 1 games	£4.00	£4.10	2.50%	£0.10
child/ concessions 2 games	£6.80	£7.00	2.94%	£0.20
child/ concessions 3 games	£9.60	£9.85	2.60%	£0.25
Members 1 Game	£3.30	£3.40	3.03%	£0.10
Members 2 Game	£5.60	£5.75	2.68%	£0.15
Members 3 Game	£7.90	£8.10	2.53%	£0.20
Family Ticket	£12.30	£12.65	2.85%	£0.35
Family Ticket 2 Games	£20.75	£21.35	2.89%	£0.60
Family Ticket 3 Games	£28.50	£29.30	2.79%	£0.80
Link Card (any time)	£2.40	£2.45	2.08%	£0.05
Birthday Parties	£8.30	£8.50	2.41%	£0.20
Additional Child	£2.60	£2.65	1.92%	£0.05
Late night Special	£6.75	£6.95	2.96%	£0.20
Late night special 2 games	£9.00	£9.25	2.79%	£0.25
Late night special 3 games	£12.00	£12.30	2.50%	£0.30

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
CAMP ADVENTURE				
Half Day (am) 8.30-12.30 Half Day (pm) 2.00-6.00	£12.40	£12.75	2.79%	£0.35
Half Day Family membership price @ 50% off	£6.20	£6.35	2.42%	£0.15
Lunch 12.30-2.30	£6.30	£6.50	3.17%	£0.20
Lunch 12.30-2.30 Family membership price @ 50% off	£3.15	£3.25	3.17%	£0.10
Half Day (pm) 2.00-6.00	£12.40	£12.75	2.79%	£0.35
Half Day (pm) 2.30-6.00 Family membership price @ 50% off	£6.20	£6.37	2.79%	£0.17
Full Day 8.30-6.00	£27.00	£27.75	2.79%	£0.75
Full Day 8.30-6.00 Family membership price @ 50% off	£13.50	£13.90	2.96%	£0.40
Full Week Half Day (am) 8.30-12.30 Full Week Half Day (pm) 2.30-6.00	£52.00	£53.45	2.79%	£1.45
Full Week Half Day Family membership price @ 50% off	£25.60	£26.30	2.73%	£0.70
Full Week Lunch 12.30-2.30	£21.50	£22.10	2.79%	£0.60
Full Week Lunch 12.30-2.30 Family membership price @ 50% off	£10.60	£10.90	2.79%	£0.30
Full Week Half Day (pm) 2.30-6.00	£52.00	£53.45	2.79%	£1.45
Full Week Half Day (pm) 2.30-6.00 Family membership price @ 50% off	£26.00	£26.73	2.79%	£0.73
Full Week Full Day 8.30-6.00	£125.00	£128.50	2.80%	£3.50
Full Week Full Day 8.30-6.00 Family membership price @ 50% off	£62.50	£64.25	2.80%	£1.75
Half Day (am) 10-4 or 9-3	£18.00	£18.50	2.79%	£0.50
Family - 50% off	£9.00	£9.25	2.79%	£0.25
Half day 8.45-3.15	£18.50	£19.00	2.70%	£0.50
Family - 50% off	£9.25	£9.50	2.70%	£0.25
Full Day 8.30-6.00	£27.00	£27.75	2.79%	£0.75
Full Day 8.30-6.00 Family membership price @ 50% off	£13.50	£13.85	2.59%	£0.35
Full Week Half Day (am) 10-4 or 9-3	£80.00	£82.25	2.81%	£2.25

CHERWELL

	2019/2020	2020/2021	increase in %	increase in £
<i>Family - 50% off</i>	£40.00	£41.10	2.75%	£1.10
<i>Half day 8.45-3.15</i>	£82.50	£84.80	2.79%	£2.30
<i>Family - 50% off</i>	£41.25	£42.40	2.79%	£1.15
<i>Full Week Full Day 8.30-6.00</i>	£125.00	£128.50	2.80%	£3.50
<i>Full Week Full Day 8.30-6.00 Family membership price @ 50% off</i>	£62.50	£64.25	2.80%	£1.75
Half Day 10-4 or 9-3	£18.00	£18.50	2.79%	£0.50
Half Day - Family members - 50% off	£9.00	£9.25	2.79%	£0.25
<i>Half Day - Full Week</i>	£80.00	£82.25	2.81%	£2.25
<i>Half Day - Full Week - Family - 50% off</i>	£40.00	£41.10	2.75%	£1.10
Full Day 8.30-6.00	£28.00	£28.75	2.68%	£0.75
Full Day - Family membership price @ 50% off	£14.00	£14.40	2.86%	£0.40
<i>Full Week - Full Day</i>	£130.00	£133.65	2.81%	£3.65
<i>Full Week - Full Day Family membership price @ 50% off</i>	£65.00	£66.80	2.77%	£1.80
OVER 50's				
Evergreens (Monday)	£3.00	£3.05	1.67%	£0.05
Evergreens (Tuesday)	£3.20	£3.25	1.56%	£0.05
Evergreens (Wednesday)	£3.80	£3.85	1.32%	£0.05
OTHER				
Parish Card (12 months)	£51.25	£52.25	1.95%	£1.00
Shower	£4.20	£4.35	3.57%	£0.15
Spectator - Adult	£1.00	£1.05	5.00%	£0.05
Spectator - Junior / Senior	£1.00	£1.05	5.00%	£0.05
Mixed Leisure	£4.30	£4.40	2.33%	£0.10
Adult Badminton Course	£42.50	£43.70	2.82%	£1.20
No Strings	£3.70	£3.80	2.79%	£0.10

STRATFIELD BRAKE & WHITELANDS FARM

	2019/2020	2020/21	increase in %	increase in £
STRATFIELD BRAKE				
Cricket Pitch Hire (per match)	£95.00	£97.00	2.11%	£2.00
Cricket Pitch Hire (per match) - junior	£46.50	£48.00	3.23%	£1.50
Cricket Nets Hire (per hour)	£15.00	£15.50	3.33%	£0.50
Rugby Pitch Hire - Adult Matches (per match)				
Rugby Pitch Hire - Adult Training (per hour)	£45.00	£46.00	2.22%	£1.00
Rugby Pitch Hire - Junior Matches (per match)	£37.00	£38.00	2.70%	£1.00
Rugby Pitch Hire - Junior Training (per hour)	£24.00	£24.50	2.08%	£0.50
Rugby Pitch Hire - Mini Matches (per match)	£16.00	£16.50	3.13%	£0.50
Rugby Pitch Hire - Mini Training (per hour)	£10.00	£10.30	3.00%	£0.30
GAB Adult Pitch Hire - Match	£55.50	£57.00	2.70%	£1.50
GAB Adult Pitch Hire - Training	£37.25	£38.25	2.68%	£1.00
GAB Junior Pitch Hire - Match	£30.00	£31.00	3.33%	£1.00
GAB Junior Pitch Hire - Training	£20.00	£20.50	2.50%	£0.50
GAB Mini Pitch Hire - Match	£13.00	£13.25	1.92%	£0.25
GAB Mini Pitch Hire - Training	£8.50	£8.75	2.94%	£0.25
GAB Floodlights (after 7pm - Sept)	£3.40	£3.50	2.94%	£0.10
Football Pitch Hire - Adult Matches (per match)				
Football Pitch Hire - Adult Training (per hour)	£45.00	£46.00	2.22%	£1.00
Football Pitch Hire - Junior Matches (per match)	£37.00	£38.00	2.70%	£1.00
Football Pitch Hire - Junior Training (per hour)	£24.00	£24.50	2.08%	£0.50
Football Pitch Hire - Mini Matches (per match)	£16.00	£16.50	3.13%	£0.50
Football Pitch Hire - Mini Training (per hour)	£10.00	£10.30	3.00%	£0.30
KYFC Football Pitch Hire - Junior Matches (per match) 9v9 & 11v11	£30.00	£30.75	2.50%	£0.75
KYFC Football Pitch Hire - Junior Training (p.hr) 9v9 & 11v11	£24.00	£24.50	2.08%	£0.50
KYFC Football Pitch Hire - Mini Matches (per match) 5v5 & 7v7	£13.00	£13.40	3.08%	£0.40
KYFC Football Pitch Hire - Mini Training (p.hr) 5v5 & 7v7	£10.00	£10.20	2.00%	£0.20
Function Room Hire - per hour				
Function Room - private hire - evening rate 8pm to midnight	£26.50	£27.50	3.77%	£1.00
Function Room - half day rate (9am-1pm) or (1pm-5pm)	£120.00	£123.00	2.50%	£3.00
Function Room - full day rate (9am to 5pm)	£240.00	£245.00	2.08%	£5.00
Running Club Showers				
Running Club Showers	£1.25	£1.30	4.00%	£0.05
Changing Room Hire (per hour)				
Changing Room Hire (per hour)	£9.50	£10.00	5.26%	£0.50
Projector & Screen				
Projector & Screen	£20.00	£20.00	0.00%	£0.00
Refreshments				
Refreshments	£20.00	£20.00	0.00%	£0.00
Kitchen Hire - hour				
Kitchen Hire - hour	£20.00	£20.00	0.00%	£0.00
WHITELANDS FARM				
3G Pitch - Adult - Full Pitch - per hour	£83.50	£85.00	1.80%	£1.50
3G Pitch - Junior - Full Pitch - per hour	£46.50	£47.50	2.15%	£1.00
3G Pitch - Adult - Half Pitch - per hour	£51.75	£53.00	2.42%	£1.25
3G Pitch - Junior - Half Pitch - per hour	£31.00	£32.00	3.23%	£1.00
3G Pitch - Adult - Quarter Pitch - per hour	£31.00	£32.00	3.23%	£1.00
3G Pitch - Junior - Quarter Pitch - per hour	£20.60	£21.00	1.94%	£0.40
Walking Football - PAYG rate	£3.00	£3.00	0.00%	£0.00
Drop In - Adult - PAYG per player	£5.00	£5.00	0.00%	£0.00
Drop In - Junior - PAYG per player	£3.50	£3.50	0.00%	£0.00

STRATFIELD BRAKE & WHITELANDS FARM

	2019/2020	2020/21	increase in %	increase in £
Grass Pitch - Adult - Rugby - per hour	£46.00	£47.00	2.17%	£1.00
Grass Pitch - Junior - Rugby - per hour	£25.50	£26.00	1.96%	£0.50
Grass Pitch - Adult - Football - per hour	£46.00	£47.00	2.17%	£1.00
Grass Pitch - Junior - Football - per hour	£25.50	£26.00	1.96%	£0.50

WOODGREEN

	2019/2020	2020/2021	increase in %	increase in £
Bowling*				
Member Rink peak (2 hours)	£3.35	£3.40	1.49%	£0.05
Public Play	£2.90	£2.95	1.72%	£0.05
Link Play (per hour)	£1.60	£1.65	3.12%	£0.05
Learners (2 hours)	£3.75	£3.80	1.33%	£0.05
Disabled (per hour)	£1.60	£1.65	3.12%	£0.05
Membership Adult	£48.50	£49.40	1.86%	£0.90
New-to-bowls membership	£24.25	£24.70	1.86%	£0.45
Membership Junior	£15.00	£15.00	0.00%	£0.00
Junior Member peak (2 hours)	£1.80	£1.85	2.78%	£0.05
Junior Non Member peak (2 hours)	£3.65	£3.70	1.37%	£0.05
Bowls area wedding	£1,750.00	£1,800.00		
Classes				
Fit 'N'Fifty block of 10	£24.00	£24.80	3.33%	£0.80
Fit 'N' Fifty	£3.00	£3.10	3.33%	£0.10
Fit 'N' Fifty LINK	£1.50	£1.55	3.33%	£0.05
LBT				
LBT block of 10				
Room Hire				
Meeting room 1 hour	£15.60	£16.00	2.56%	£0.40
Meeting room half day (4 hours)	£46.80			
Meeting room full day (8 hours)	£93.60			
Spectator – Dryside only				
Adult	£1.15			
Junior	£0.85			
Senior Citizen	£0.85			
Swimming				
Adult session	£4.20	£4.30	2.38%	£0.10

WOODGREEN

	2019/2020	2020/2021	increase in %	increase in £
Adult All Day	£8.20	£8.40	2.44%	£0.20
Junior session	£2.75	£2.80	1.82%	£0.05
Junior All Day	£5.10	£5.20	1.96%	£0.10
Senior Citizen	£2.75	£2.80	1.82%	£0.05
Senior All Day	£5.10	£5.20	1.96%	£0.10
Early Bird/Lane swimming	£4.20	£4.30	2.38%	£0.10
Adult Lunchtime	£4.20	£4.30	2.38%	£0.10
Junior/Senior Lunchtime	£2.75	£2.80	1.82%	£0.05
Family Ticket (2 adults, up to 3 children)	£13.15	£13.35	1.52%	£0.20
Block of 10 adult	£37.80	£38.70	2.38%	£0.90
Block of 10 adult all day	£73.80	£75.60	2.44%	£1.80
Block of 10 Junior/senior	£24.75	£25.20	1.82%	£0.45
Block of 10 junior/senior all day	£45.90	£46.80	1.96%	£0.90
Pool Hire (per hour)				
Main Pool	£132.00	£134.00	1.52%	£2.00
	To be agreed on application based on club numbers and lifeguarding costs			
Club Hire	£45.60	£46.50	1.97%	£0.90
Aquazone	N/A	£0.00		
Gala	£165.00	£168.00	1.82%	£3.00
Party hire	£165.00	£168.00	1.82%	£3.00
	To be agreed on application based on party numbers and lifeguarding costs			
FITNESS / GYM				
Single DD - FIXED	£25.50	£26.00	1.96%	£0.50
Single DD - FLEXI	£30.50	£31.00	1.64%	£0.50
Corporate (single) FIXED	£23.00	£23.00	0.00%	£0.00
Corporate (single) FLEXI	£27.50	£28.00	1.82%	£0.50
Gym casual admission	£6.50	£6.60	1.54%	£0.10
Shower (winter)	£2.00	£2.00	0.00%	£0.00

WOODGREEN

	2019/2020	2020/2021	increase in %	increase in £
Junior Gym Session	£3.70	£3.75	1.35%	£0.05
Studio 1 hire per hour	£31.40	£16.00	-49.04%	-£15.40
Studio 2 hire per hour	£50.25	£16.00	-68.16%	-£34.25
Seniors Classes	£3.10	£3.10	0.00%	£0.00
Group Cycling	£7.00	£6.20	-11.43%	-£0.80
Fitness Classes (incl Zumba)	£6.00	£6.10	1.67%	£0.10
Sway Dance - Street Class	£4.00	£4.05	1.25%	£0.05
Sway Dance - Ballet	£3.20	£3.25	1.56%	£0.05

Appendix 8

Growth, Savings and Spend to Save Bids and Revenue Impact of Capital					Spend / Savings Profile				
Reference	Strategic Priority	Project	Brief Description	Net Impact	2020/21	2021/22	2022/23	2023/24	2024/25
GRW011	Best Council to work for	Finance "Growing Our Own"	The Finance Team are seeking to develop a business plan around developing and growing the team from within, building a strategy that is underpinned by bringing graduates and apprentices into the team at the beginning of their career aiming to see them develop through the team at the Council and on occasions into the wider local government community.	24,000	12,000	12,000			
GRW045	Best Council to work for	HR Apprentice	£11,875 (inclusive of on-costs) is requested to employ an HR apprentice.	23,750	11,875	11,875			
	Best Council to work for Total			47,750	23,875	23,875	0	0	0
CAP028	Clean, Green and Safe	On Street Recycling container provision	The aim is to purchase around 60 more on street recycling bins. This will collect litter on one side of the bin and recycling (largely plastic bottles & cans). They will be located in places such as bus tops and to replace some freestanding litter bins	-10,000	-2,000	-2,000	-2,000	-2,000	-2,000
CAP029	Clean, Green and Safe	Depot fuel system renewal	There are two fuel tanks – one at Highfield depot and one at Thorpe Lane. The fuel is dispensed via pumps which are becoming increasingly unreliable. The pumps at Thorpe Lane are very heavily used and the pumps are ten years old and need of replacement. Spare parts are becoming more difficult to source as the pumps are obsolete. The main pump at Highfield also needs replacement. The fuel system itself is also old, over ten years and better systems are on the market. The system needs replacing during 2020/21	-10,000	-2,000	-2,000	-2,000	-2,000	-2,000
CAP030	Clean, Green and Safe	Horsefair Public Conveniences	Horsefair public conveniences is located in a main visitor area. Adjacent to Banbury Cross and the Fine Lady statue. The coach drop off point is nearby. The public conveniences are twenty years old, tired and there are no facilities near by. The public conveniences will be refurbished to unisex cubicles and a disabled facility	-25,000	-5,000	-5,000	-5,000	-5,000	-5,000
GRW013	Clean, Green and Safe	Waste Collection	The growth of the district means more properties being occupied. Each 4000 properties requires a new crew. Each crew covers around 6000 properties with one & half crews needed for each property. This has been in the business plan for several years. A new crew will commence in 2020/21 with a further crew likely to be required in 2023/24	1,090,000	70,000	170,000	170,000	340,000	340,000
GRW040	Clean, Green and Safe	Waste Collection – Recycling gate fee	The value of recyclables can be highly volatile. Three years ago recyclables were bringing in £300k/year income. The gate fees have change to having to pay due to price changes on the individual materials. The gate is fee is over £40/tonne which means a change of £700k/year over the last three years. The deal the Council is still favourable compared to most Councils	417,776	177,776	60,000	60,000	60,000	60,000
SAV027	Clean, Green and Safe	Commercial Waste	This proposal is to grow the Commercial Waste Service. The Commercial Waste Service has grown over recent years from a very small service bringing in around £50k of income per year to a service bring in around £300k/year. The service is planning to continue to expand at around £100k/year additional income for each of the following three years, resulting in a net £30k pa surplus	-150,000	-30,000	-30,000	-30,000	-30,000	-30,000
	Clean, Green and Safe Total			1,312,776	208,776	191,000	191,000	361,000	361,000
CAP031	District of Opportunity & Growth	Car Parking Action Plan Delivery	A new car parking strategy with an action plan is being developed. It is expected that the strategy & action plan will be approved by the Executive in early 2020. The action plan will aim to improve signage to and from the car parks. It will enhance facilities including signage and direction boards. More car parks will move over to pay on exit. In addition issues such as changing lighting over to LED lights to make the car even more safe but also energy efficient. The action plan will commence in 2020 and should be largely completed in early 2021/22	-75,000		-30,000	-45,000		
CAP032	District of Opportunity & Growth	Street scene fencing, street furniture and railings	This project aims to ensure play areas, open spaces and areas on CDC land and areas where CDC is responsible so areas are safe for children and other people. Work will include replacing fences, railings and other street furniture which is either in poor condition or no longer safe	-5,000	-1,000	-1,000	-1,000	-1,000	-1,000
GRW002	District of Opportunity & Growth	Growth Deal – Year 3 CDC Plan Resourcing	Following the establishment of the CDC Growth Deal programme board a resourced Year 2 delivery plan was created and approved by CEDR. This growth proposal identifies the required resources to continue the programme through Year 3. The Programme is made up of four workstreams: Affordable Housing; Homes from Infrastructure; Productivity and the Oxfordshire Plan 2050. These are supported by a Programme Management function within the Transformation team.	972,047	336,978	313,944	321,125		
GRW017	District of Opportunity & Growth	Canalside Regeneration Feasibility	The budget proposal would allow the appointment of external consultants to work with staff to unlock, design and engage stakeholders to ensure a delivery plan to achieve the Councils aspirations in delivering the Canalside Redevelopment.	230,000	230,000				

Growth, Savings and Spend to Save Bids and Revenue Impact of Capital				Spend / Savings Profile					
Reference	Strategic Priority	Project	Brief Description	Net Impact	2020/21	2021/22	2022/23	2023/24	2024/25
GRW021	District of Opportunity & Growth	Planning Policy Conservation Design	Net cost for 20/21 for staff changes : Required for Planning Policy, Conservation & Design Business Case to achieve: -Introduction of team leaders and provide capacity for the service manager -To build capacity in Planning Policy to fulfil project requirements of the Local Development Scheme -To re-introduce Urban Design resource to support healthy place shaping and raise design standards	266,307	61,095	51,303	51,303	51,303	51,303
GRW033	District of Opportunity & Growth	Kidlington masterplan delivery project	This project will deliver the projects identified in the action plan and next steps for Kidlington masterplan. The priority projects include the village centre, Exeter Close, sport and recreation improvement. The Growth Proposal will support a Project Delivery Officer/Manager (£50,000) and funding (£75,000) for specific projects and strategy development for an employment cluster, Oxford Road corridor transformation and canal improvement.	175,000	125,000	50,000			
GRW036	District of Opportunity & Growth	Landscape architects	The growth of the district means more and more planning applications are being received. The Landscape architects (1.5 FTE) comment of planning applications and inspect after developments are complete. The level of planning applications particularly on major developments mean most of the resource is tied up on planning applications and other projects such as the design and development of Banbury Country Park and Bicester Country Park are adversely affected due to lack of resource. The intention is to fill another post to deal with the growth in planning applications.	100,000	20,000	20,000	20,000	20,000	20,000
GRW038	District of Opportunity & Growth	Planning Fee income reduction	Negative growth bid to compensate for expected net reduction in planning fee income. Some saving from the introduction of DEF software (£22,500.00) taken into account.	512,500	102,500	102,500	102,500	102,500	102,500
SAV003	District of Opportunity & Growth	Rental Income - Tramway and Antelope Garage, Banbury	CDC acquired Tramway industrial Estate on the 29th March 2019. The income from that property was not reflected in our 2019/20 revenue budgets due to the timing of the acquisition. Rent free periods in some of our other commercial properties have also come to an end during 2019/20 and this means that we are anticipating additional income due to the council that needs to be reflected in our budgets.	-2,508,750	-501,750	-501,750	-501,750	-501,750	-501,750
SAV011	District of Opportunity & Growth	Miscellaneous	Small adjustments based on correction from previous years; including CQ1 consultancy	-457,595	-91,519	-91,519	-91,519	-91,519	-91,519
SAV028	District of Opportunity & Growth	Christmas Lights	Following discussions prompted by the capital bid of the same name, the town centres will be asked to accept capital and/or revenue responsibility for the provision of Christmas Lights, resulting in a corresponding revenue saving for the council.	-146,000	-29,200	-29,200	-29,200	-29,200	-29,200
	District of Opportunity & Growth Total			-936,491	252,104	-115,722	-173,541	-449,666	-449,666
CAP004	Operational Excellence	Procurement of joint performance system with OCC	Implementation of this proposal will ultimately deliver a much improved data capture and reporting system for the services inputting and for the audiences CEDR/members and our residents. This proposal will also enable shared working across CDC & OCC, expanding resilience across the areas, one version of the truth through reporting and an improved end to end process.	40,000		10,000	10,000	10,000	10,000
CAP024	Operational Excellence	Bodicote House Meeting Room Audio Visual Systems	There is a growing demand within the council to make use of audio & visual (AV) facilities within meeting rooms at Bodicote House. Historically, to provide additional capacity, a temporary projector has been used. In order to eliminate the inefficient temporary approach, the proposal is to install an AV system in a further 3 meeting rooms within Bodicote House.	4,000	2,000	2,000			
CAP025	Operational Excellence	Legacy Iworld System Migration	The proposal is for the councils IT service to work with CSN resources and a third party specialist provider to migrate the data from the I World system into a supported, sustainable environment and develop an appropriate interface to enable access to the data.	12,000	12,000				
GRW014	Operational Excellence	Land Charges – Income Reduction	The current level of expected income was reduced to £262,000 in 19-20. The forecast income for the 2019-20 year is £235,000. This uncertainty is expected to continue and therefore it is prudent to reduce the level of expected income to £250,000 for 2020-21. This is considered realistic given current forecasts and the proposed increase in fees and charges.	60,000	12,000	12,000	12,000	12,000	12,000
SAV001	Operational Excellence	Increasing licensing income	Increase in income from licensing activities	-100,000	-20,000	-20,000	-20,000	-20,000	-20,000
SAV002	Operational Excellence	Rationalised FM Operations	Cleaning and security service contracts for our properties have been renegotiated which have resulted in favourable rates but without a reduction in service or quality as part of the tendered specification. We continue to monitor the contracts using KPIs agreed as part of that specification, to assure quality and cost-efficiencies are maintained.	-841,435	-142,751	-174,671	-174,671	-174,671	-174,671
SAV004	Operational Excellence	Finance – Consultancy	The Finance team has previously had a budgetary requirement of £72k to fund the costs of consultancy across a number of projects, including the establishment of new companies, major capital schemes, closure of the accounts and system and process improvements. However a change in approach and the completion of some of the projects reduces this requirement considerably to £10k, releasing £62k per annum. The remaining £10k would be held as a small contingency for the occasional exploratory opportunity where a specific project proposal as detailed below has not yet progressed to the stage required to submit a proposal.	-310,000	-62,000	-62,000	-62,000	-62,000	-62,000

Growth, Savings and Spend to Save Bids and Revenue Impact of Capital					Spend / Savings Profile				
Reference	Strategic Priority	Project	Brief Description	Net Impact	2020/21	2021/22	2022/23	2023/24	2024/25
SAV006	Operational Excellence	Finance – Recruitment	The Finance team has previously had a budgetary requirement of £30k to fund the costs of recruitment. However now that the majority of posts have been filled the assumption is that normal levels of turnover will resume, and lower level of budgetary allocations will be needed reducing the requirement. It is suggested this be reduced to zero, with a focus on developing and growing the team locally. Should there be a requirement for recruitment costs this would be managed from the process of vacancy management, holding posts vacant for a sufficient period to cover the required recruitment costs. This releases £40k.	-150,000	-30,000	-30,000	-30,000	-30,000	-30,000
SAV012	Operational Excellence	EDM Software	New Electronic Document Management system has resulted in savings	-60,000	-12,000	-12,000	-12,000	-12,000	-12,000
SAV016	Operational Excellence	Spiceball Management contract	Reduction in management costs to reflect year on year movements in the unitary fee.	-140,000	-28,000	-28,000	-28,000	-28,000	-28,000
SAV017	Operational Excellence	Democratic Services – Review of Parish Charges	A full review of parish charges should see an increase in income generation to the Elections team to ensure that we can continue with the proper administrations of elections for Parish and Town Councils.	-25,000	-5,000	-5,000	-5,000	-5,000	-5,000
SAV018	Operational Excellence	Democratic Services - Canvass reform	With the reform of the annual canvass arrangements it is anticipated this will reduce the administrative burden on Councils generally and CDC should see a reduction in the administrative burden on electoral registration.	-25,000	-5,000	-5,000	-5,000	-5,000	-5,000
SAV019	Operational Excellence	Legal Charges	The proposal is simply to (a) review legal spend, (b) establish a procedure through the Director of Law & Governance for authorisation of external legal spend, (c) consider in the first instance whether internal support can be utilised through the joint legal service and (d) review the legal charges as part of the framework contract.	-150,000	-30,000	-30,000	-30,000	-30,000	-30,000
SAV020	Operational Excellence	Increased income	It is anticipated that with the full implementation of the Growth Deal there will be an increase in development proposals within CDC's area and developers pay a premium rate for the legal support provided to facilitate those developments. (Hence the importance of savings proposal 1 to ensure where possible this work is kept in-house.) This should result in increased income.	-400,000	-80,000	-80,000	-80,000	-80,000	-80,000
SAV024	Operational Excellence	Delete vacant Senior Estate and Valuation Officer	Following separation, the post is no longer required.	-310,115	-62,023	-62,023	-62,023	-62,023	-62,023
SAV025	Operational Excellence	Increasing car parking charges	This proposal is to increase car parking charges for the first time since 2011.	-1,560,000	-120,000	-295,000	-300,000	-400,000	-445,000
Operational Excellence Total				-3,955,550	-570,774	-779,694	-786,694	-886,694	-931,694
GRW006	Response to Climate Emergency	Responding to Climate Emergency	Additional resource to ensure CDC responds to the Climate Emergency with pace and a structured programme management approach. This resource will enable CDC to recruit additional expertise and capacity to lead on this project. The intention is to create a shared team with Oxfordshire County Council to make the most of expertise, knowledge, efficiencies of scale and resilience of a larger team working across Cherwell and Oxfordshire. Working in this way will enable us to get the most value from the resource.	250,000	50,000	50,000	50,000	50,000	50,000
S2S002	Response to climate Emergency	LED Lighting across corporate properties	Cherwell District Council has a wide and diverse property portfolio, these properties are generally of an age where traditional light fittings are used. To reduce energy consumption which will lead to a reduction in energy billing it is proposed to replace existing traditional fluorescent / filament lamps across the council's corporate portfolio to LED lamps with proximity sensors.	105,000	69,000	69,000	69,000	-51,000	-51,000
Response to Climate Emergency Total				355,000	119,000	119,000	119,000	-1,000	-1,000
CAP006	Thriving Communities & Wellbeing	Community Centre - Works	Many of the community centres have not received any major replacement works and after the property having had condition reviews undertaken by Gleeds it has been identified that many of the roofs are in a poor condition which is leading to significant damage to the internal elements of the building. Rustcote Arcade and Chasewell Grange have experienced persistent roof problems that need to be resolved. Generally the tenants liability does not extend to the structural parts of the buildings.	13,860	6,930	6,930			
GRW004	Thriving Communities & Wellbeing	Growth Deal – Affordable Housing “Top Up Funding”	To provide sufficient funding to deliver the Affordable Housing (AH) numbers specified in the Growth Deal (GD).	880,000	880,000				
GRW019	Thriving Communities & Wellbeing	Contribution to the Young People's Supported Housing Pathway (YPSHP)	This is CDC's proposed contribution to the Young People's Supported Housing Pathway being recommissioned by Oxfordshire County Council in partnership with the 5 district/city councils. New contracts will start on 1/10/20 and run for 5 years.	538,303	59,811	119,623	119,623	119,623	119,623
GRW026	Thriving Communities & Wellbeing	FAST programme – Wellbeing Service	Grant income that will have a corresponding expenditure not accounted for in 2019/2020. Part of a much larger grant from Sport England that will not yield an income to Cherwell District Council	79,560	26,520	26,520	26,520		
GRW028	Thriving Communities & Wellbeing	Social Prescribing	This additional contribution is essential to continue our commitment to prevention and improving residents' wellbeing through a supported system of care navigators. This is a contracted out service supported by Cherwell, West Oxfordshire DC and OCCG underwritten by the Department of Health.	1,500	13,500	13,500	-8,500	-8,500	-8,500
GRW029	Thriving Communities & Wellbeing	Spiceball Leisure Centre Contract Compensation	The Leisure Centre contract has provision for compensation payments due to the operator of Spiceball Leisure Centre should Cherwell change the context of the operation. The closure of the pedestrian footbridge to Spiceball Leisure Centre is essential during the completion of extension works to Castle Quay. It is anticipated that this will conclude at the end of the 2020/2021 financial year and compensation will need to be paid against the agreed benchmark throughput.	330,000	330,000				

Growth, Savings and Spend to Save Bids and Revenue Impact of Capital					Spend / Savings Profile				
Reference	Strategic Priority	Project	Brief Description	Net Impact	2020/21	2021/22	2022/23	2023/24	2024/25
SAV007	Thriving Communities & Wellbeing	Cherwell Bond Scheme Revenue Budget	This a long standing revenue budget that funds the setting up of new private rented sector tenancies for homeless households. The budget is used to set up deposit bonds which underwrite a tenancy i.e. no money is passed across to the landlord or tenant but the bond acts as a security for the landlord. The Bond is only paid out once the tenancy ends and only if there has been damage to the property beyond reasonable wear and tear. The £30,600 recurring budget has been underspent year on year and underspend carried in to a Bond Scheme reserve that now stands at £100k. This is enough to cover any costs incurred by the Scheme in to the medium to long term. As and when it is dissipated a growth bid will be submitted in the future.	-153,000	-30,600	-30,600	-30,600	-30,600	-30,600
SAV008	Thriving Communities & Wellbeing	Potential saving from joint commissioning of debt and money advice	The proposal is to reduce the spend available for debt and money advice commissioning but without sacrificing the level of service and possibly enhancing it through the joint commissioning process. This could be done by taking out 10% from 1/11/20 or tapering the saving e.g. -5% in year 1, -10% in year 2 and -15% in year 3. This could be done on the basis of seeking funding bids from providers that demonstrate complementary funding will be attracted from other sources in order to maintain and invest in services i.e. that demonstrate the provider will lever in other funding.	-111,339	-10,503	-25,209	-25,209	-25,209	-25,209
SAV015	Thriving Communities & Wellbeing	Homelessness Support Grants	Owing to continued grant funding from central Government it is now possible to reduce Cherwell's contribution whilst maintaining the same services for those facing homelessness.	-40,000	-8,000	-8,000	-8,000	-8,000	-8,000
SAV022	Thriving Communities & Wellbeing	Reduce Banbury Museum Funding	Reduce the support to the Museum to reflect their ability to begin charging for events	-12,500	0	0	0	0	-12,500
SAV023	Thriving Communities & Wellbeing	Health Buses	Reduce the spend on the health buses by consolidating provision	-55,000	-11,000	-11,000	-11,000	-11,000	-11,000
SAV026	Thriving Communities & Wellbeing	Build Rental Income Increase	Increase rental income by 2%, remove vacant FTE from salary budget	-425,000	-85,000	-85,000	-85,000	-85,000	-85,000
	Thriving Communities & Wellbeing Total			1,046,384	1,171,658	6,764	-22,166	-48,686	-61,186
	Grand Total			-2,130,131	1,204,639	-554,777	-672,401	-1,025,046	-1,082,546

Pay Policy Statement 2020-2021

1. Definition and Scope

This Pay Policy Statement sets out the Council’s policies towards a range of issues relating to the pay of the workforce, in particular Chief Officers, Assistant Chief Officers and the lowest paid staff.

In accordance with the requirements of the Localism Act 2011, the Pay Policy Statement will be agreed by the Council for each financial year and will be published on the Council’s website. This statement can be amended during the financial year, providing any changes are approved by Full Council.

All decisions on pay and reward for Chief Officers and Deputy Chief Officers will comply with this Pay Policy Statement.

Cherwell District Council (CDC) have commenced some joint working arrangements at the Chief Officer and Assistant Chief Officer level with Oxfordshire County Council (OCC) and further joint working arrangements are to be explored. Councillors of CDC and OCC will be given the opportunity to vote before salary packages are offered in respect of any new appointment to a joint role where the annual salary package is £100,000 or more. In the event that the relevant post is not joint with OCC the Councillors of CDC will be given this opportunity.

“Chief Officers” is defined as the Chief Executive Officer and all Directors. “Deputy Chief Officers” are officers who report to a Chief Officer other than in a purely administrative role.

This comprises:

Role	Joint/Sole	Grade
Chief Executive (Head of Paid Service) * ^	Joint	CEX
Corporate Director – Customers and Organisational Development *	Joint	ED 6-9
Director of Finance * ^ This post holder is employed by Oxfordshire County Council but works across both authorities	Joint	OCC Grade
Corporate Director - Communities* This post holder is employed by Oxfordshire County Council but works across both authorities	Joint	OCC Grade
Director - Law and Governance*^ This post holder is employed by Oxfordshire County Council but works across both authorities	Joint	OCC Grade
Corporate Director – Commercial Development, Investment and Assets *	Joint	OCC Grade
Corporate Director - Public Health and Wellbeing	Joint	OCC Grade
Corporate Director – Adults & Housing Services	Joint	OCC Grade

Date: February 2020

Corporate Director – Children’s Services	County Council Director	OCC Grade
Corporate Director - Place and Growth *	Joint	ED 6-9
Director of HR * Salary costs for roles which are shared are funded jointly between Cherwell and Oxfordshire County Council	Joint	AD
Director - Customers and Cultural Services * Salary costs for roles which are shared are funded jointly between Cherwell District and Oxfordshire County Council	Joint	AD
Director - Digital and IT * Salary costs for roles which are shared are funded jointly between Cherwell and Oxfordshire County Council	Joint	OCC Grade
Director - Communications, Strategy and Insight * Salary costs for roles which are shared are funded jointly between Cherwell and Oxfordshire County Council	Joint	OCC Grade
Assistant Director – Social Care Commissioning and Housing *	Joint	AD
Assistant Director – Regulatory Services *	Joint	OCC Grade
Assistant Director – Wellbeing	Sole	AD
Assistant Director – Planning and Development	Sole	AD
Assistant Director - Growth and Economy	Sole	AD
Assistant Director – Environmental Services	Sole	AD
Assistant Director of Finance (Interim)	Sole	AD
Assistant Director – Property, Investment and Contract Management	Sole	AD

* Salary cost for post and duties required of post are shared with Oxfordshire County Council

^ Statutory appointments which the Councils’ are required to have in the interests of effective corporate governance.

At a time when the Councils and the wider economy are facing financial pressure and uncertainty, it is understandable that there are high levels of interest in, and scrutiny of, the Council’s senior management pay and reward structures.

In the context of managing scarce public resources, remuneration at all levels needs to be adequate to secure and retain high-quality employees dedicated to the service of the public, but at the same time needs to avoid being unnecessarily generous or otherwise excessive (and being seen as such).

2. Determination of pay levels

Following a job evaluation and benchmarking exercise, conducted under the Hay Group Job Evaluation Scheme (‘Hay Scheme’) in 2017 and completed as part of a senior management restructure, CDC formally adopted a salary scale for Chief Officers. The ‘Hay Scheme’ is a systematic process for ranking jobs logically and fairly by comparing job against job or against a pre-determined

Date: February 2020

scale to determine the relative importance of jobs to an organisation. The salary scale for the Council's Chief Officers is published on our websites.

The salary scale for the Chief Executive post was considered when recruitment was undertaken in 2017.

Any subsequent new CDC posts will be evaluated using the Hay Scheme and paid in accordance with the published salary scale.

3. Determination of individual pay levels within grade

(a) On appointment

For CDC appointments only (excluding roles that are shared with OCC), the Chief Executive and other Chief Officers are appointed to a salary within a range as below.

Table 1: Chief Officers' Pay Structure

Chief Executive	CEX	£150,930
Executive Director	ED6	£94,852
	ED7	£96,959
	ED8	£100,121
	ED9	£104,838
Director	ED1	£83,626
	ED2	£84,720
	ED3	£85,813
	ED4	£86,907
	ED5	£88,001

Assistant Director - Level 2	AD6	£75,479
	AD7	£76,573
	AD8	£77,667
	AD9	£78,761
	AD10	£79,855
Assistant Director - Level 1	AD1	£66,728
	AD2	£67,822
	AD3	£68,916
	AD4	£70,010
	AD5	£71,104

For Chief Officers the point at which officers are appointed to the scale is determined by the Joint Shared Services Personnel Committee when the offer is made. Factors taken into account are:

- Skills and experience
- Current salary
- Market factors

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Where the conditions of the scheme are met, new appointments may also access financial support for relocation up to the amount specified within the policy which is published on the Council's website.

The Council does not currently operate a system of 'earn-back' pay for Chief (or Deputy Chief) Officers, where an element of their pay is 'at risk' and has to be earned back each year through meeting pre-agreed objectives.

(b) Progression through the pay scales

The Chief Executive is employed on a pay scale where progression is subject to increased effectiveness and performance as agreed by the Appointments and Personnel Committee. The salary is also subject to pay awards as agreed by the Joint Shared Services Personnel Committee.

Progression through the Chief Officer pay scale each year for Executive Directors, Directors and Assistant Directors is subject to the overall organisation objectives being met as detailed within the corporate plans and subject to there being no individual performance issues. In the latter case incremental progression can be withheld pending improvement. For individuals who perform exceptionally well there is discretion to accelerate progression within the scale. This discretion is delegated to the Chief Executive in consultation with the Leaders of the Councils. In the event that organisational objectives are not met there is no incremental progression.

(c) Additional pay

Bonus/performance related pay

Chief Officers do not receive any bonus payments or performance related pay.

Cost of living pay awards (annual)

The Council conducts their own local annual pay negotiations with Unison to determine whether an annual cost of living pay award will be applied and what the value/terms may be.

The Council's Chief Officers are not subject to these arrangements. Chief Officers' cost of living pay awards are considered separately by the Joint Shared Services Personnel Committee annually following settlement or decision (as appropriate) in relation to the cost of living pay awards for mainstream staff and takes into account a range of factors including national agreements, local agreements, the economy, affordability and so on. This approach ensures that any cost of living pay award for Chief Officers is set in the context of the annual cost of living pay award for mainstream staff of the organisation.

Staff Working in Joint Roles

Where CDC staff are working in joint roles and there is a material change to the working arrangements of the post holder, an allowance may be paid. A material change might include the requirement for the post holder to have a significant presence at a partner organisation.

Where these joint working arrangements cease, the payment of the allowance will be reviewed accordingly.

It would be expected that the partner organisation would contribute to the post holder's salary in an appropriate proportion.

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CDC will never be in a position where its salary contribution to a joint role is greater than the remuneration that the role would be paid as a sole CDC post.

Returning Officer fees

The Chief Executive is also appointed by CDC as their Returning Officer. This is a separate appointment to the Chief Executive's substantive employment. The Returning Officer's fee is paid separately from and in addition to the Chief Executive's salary.

Elections fees

Election duties performed by Chief Officers' are separate to their substantive employment by the Council and are paid separately from their salary at levels determined by the Returning Officer. This reflects the very significant additional duties undertaken by staff volunteering to carry out election duties over and above their normal contractual council responsibilities. Such staff are employed by the Returning Officer and not the Council for these duties. In setting fee levels, the Returning Officer takes into account a range of factors, including levels of responsibility and expertise required.

4. When employment ends

A Chief Officer who ceases employment with the Council may be entitled to a severance payment if they are being dismissed either on grounds of redundancy or in the interests of the efficient exercise of the Council's functions. The procedure applicable in these circumstances is governed by the Council's Organisational Change Policy.

The Council's Pensions Discretion Policy sets out the discretions which the Council are able to exercise in the case of Chief Officers (and all other employees). The procedure for approving the application of any pension discretion is contained within this policy.

The Pensions Discretion Policy of the Council make clear that the abatement provisions of the Local Government Pension scheme will apply if an employee, who is in receipt of a LGPS pension, is re-employed by the Council at a rate that results in their new pay plus pension being higher than the pay in the job from which they retired.

Officers who have received a redundancy payment and/or early access to their pension may only be re-employed by the Council on an exception basis, for a specific purpose and explicit agreement of the Chief Executive in consultation with the Leader of the Council, must be given.

5. Terms and conditions of employment

The Chief Executive's terms and conditions of employment are agreed locally taking into account a number of factors including national and market context.

All other Chief Officers' terms and conditions of employment are also agreed locally. These may be amended from time to time by the Council and agreements made with the Appointments and Personnel Committee or Joint Shared Services Personnel Committee and employee representative bodies.

6. Remuneration of the lowest paid employees

Date: February 2020

The remuneration of the lowest-paid employees at CDC changed with effect from 1 April 2019. The grading structure of lower level officers runs from Grade A to M. All roles are initially evaluated using the Greater London Provincial Council Job Evaluation Scheme ('GLPC Scheme'). Where roles are evaluated using the GLPC scheme and score 560 points or more; they are then evaluated using the Hay evaluation scheme. Grades A to I are based on GLPC points only and grades J to M are based on Hay points. The aim of both schemes is to operate grading arrangements based on principles of fairness, transparency, and consistency.

The relationship between the remuneration of Chief Officers and other officers

The Pay Policy Statement provides transparency as to senior officer salaries. For the shared posts identified earlier in this statement, the funding for those salaries is shared with OCC pursuant to the partnership arrangements and the agreed costs sharing principles set out in the Section 113 Agreement.

In the Pay Policy Statement the pay multiple calculation between the lowest paid salary and the highest paid officer reflects the CDC salary and, for ease of reference, is set out immediately below.

7. Pay Multiples and Medians as of 1st January 2020

Bearing in mind the above-mentioned shared pay arrangements for senior managers, the following tables show the pay multiples and medians of all salaries paid by the council first in Table 1 **excluding** and in Table 2 **including** the jointly funded posts.

Table 1: Data based on salaries **only** paid by CDC

Pay Multiples excluding the jointly funded Chief Executive post	2020/21
Highest Paid	£104,838
Lowest Paid	£16,012
Pay Multiple between the lowest paid and the highest paid	1:6.5
MedianSalary	£45,287
Pay Multiple between median and highest paid	1:2.3

Date: February 2020

Table 2: Data based on salaries **including** the jointly paid Chief Executive

Pay Multiples including the jointly funded Chief Executive post	2020/21
Highest Paid	£194,560
Lowest Paid	£16,012
Pay Multiple between the lowest paid and the highest paid	1:12.1
MedianSalary	£45,287
Pay Multiple between median and highest paid	1:4.3

NB - The highest paid figure in **Table 1** of this report relates to the highest paid salary of a sole employee of CDC.

The highest paid figure in **Table 2** of this report relates to the jointly funded salary of the Chief Executive. At the time of writing, the post holder is working in a joint arrangement with Oxfordshire County Council and receives an allowance for this activity. Furthermore, OCC jointly funds the salary of the Chief Executive and other shared roles. Therefore, currently the cost to CDC is less than £194,560 with the Council's contribution to the Chief Executive's salary being £60,313 and the rest funded by OCC.

(a) National living wage

With the exception of Apprentices, CDC will be compliant with the national living wage.

8. Relationship between the remuneration of the Councils' Chief Officers and other Officers

The Councils' policies in respect of Chief Officer pay and other mainstream employees vary only in the application of allowances for additional working hours.

Chief Officers are expected to work the number of hours required to properly perform their duties including out of hours and emergency cover. No additional allowances are paid in respect of these duties.

Date: February 2020

Chief Officers' incremental progression is dependent on achievement of corporate objectives and individual performance and may be withheld or accelerated on this basis.

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CHERWELL DISTRICT COUNCIL

EQUALITY IMPACT ASSESSMENT

Equality Impact Assessments

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Equality Impact Assessment

APPENDIX 1 STAGE 1 - INITIAL SCREENING DETAILS ASSESSING POLICIES AND ACTIVITIES - GUIDANCE FOR STAFF

Notes:

1. As a result of this exercise, you will have checked that your policy or activity does not have adverse impact on equality groups and you will have identified relevant action that you need to take, and the likely costs/resources associated with any improvement. The equality groups covered are at present: Disability, Gender Reassignment, Pregnancy and Maternity, Race, Religion or Belief, Sex, Sexual Orientation, Age and Marriage or Civil Partnership.

Note. This is not simply a paper exercise - it is designed to make sure that your policy or activity is delivered fairly and effectively to all sections of our local community.

2. Please note that both Councils will be required to publish the results of these assessments, and updates, therefore **your completed Appendices may be public documents.**

3. Appendix 1 questionnaire (**to be completed for each relevant Strategy, Policy or Service Development**) is for use regardless of whether your policy or activity is aimed at external customers or internal staff.

Please tick/delete as appropriate: Is this EIA for a,

Strategy	New/Existing		
Policy	<input checked="" type="checkbox"/>	New/Existing	<input checked="" type="checkbox"/>
Service Development	New/Existing		

Name of Strategy, Policy or Service Development:

AIMS, OBJECTIVES & PURPOSE OF THE POLICY OR ACTIVITY:

Council Tax Policy

Each year the Council determines the level of Council Tax charged to residents relating to Cherwell District Council

PLEASE LIST THE MAIN STAKEHOLDERS/BENEFICIARIES IN TERMS OF THE RECIPIENTS OF THE ACTIVITY OR THE TARGET GROUP AT WHOM THE POLICY IS AIMED:

All residents of Cherwell District

Equality Impact Assessment

STAGE 1 – INITIAL SCREENING ASSESSMENT

Q	Screening Questions	Y/N
1.	Does the policy or activity knowingly prevent us in anyway from meeting our statutory equality duties under the 2010 Equality Act?	N
2	Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	N
3	Is there any evidence that information about the policy or activity is not accessible to any equality groups?	N
4	Have the Council's received any complaints about the policy or activity under review, in respect of equality issues?	N
5	Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	N
6	Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	N
7	This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	N
8	Will there be a negative impact on any equality groups? If so please provide brief details below.	N
	Equality Impact: Evidence:	
	Disability	
	Gender Reassignment	
	Pregnancy & Maternity	
	Race	
	Religion or Belief	
	Sex	
	Sexual Orientation	
	Age	
	Marriage & Civil Partnership	
9	Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.	N
10	There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement.	N/A

	If there has been consultation, please list the equality groups you have consulted with:	
11	Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?	N

Equality Impact Assessment

Please detail below your evidence which has determined whether you have answered either Yes or No to the initial screening questions.

Screening Questions	Screening Narrative
Does the policy or activity knowingly prevent us in anyway from meeting our statutory equality duties under the 2010 Equality Act?	The level of Council Tax does not prevent us meeting statutory equality duties
Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	There is no evidence that this policy could discriminate
Is there any evidence that information about the policy or activity is not accessible to any equality groups?	Council Tax policy is accessible for all
Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	No complaints have been received in this regard
Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	There have been no recommendations
Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	We are not aware of any negative consequences arising from this policy for people we employ, partner or contract with
This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	There is no impact on other Council services. The Council Tax Policy impacts on the whole Council funding
Will there be a negative impact on any equality groups?	There will be no negative impact on any equality groups
Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.	The policy will not have a negative effect on certain groups of local community
There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:	The Business Plan and MTFs have been subject to public consultation
Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?	No opportunity has been missed

Declaration

I am satisfied that an initial screening has been carried out on this policy or activity and an In Depth (Full) Equality Impact Assessment is not required. I understand that the EIA is required by the Councils and take responsibility for the completion and quality of this assessment.

Completed by:
Countersigned by Head of Service:

Joanne Kaye
Dominic Oakeshott

Date: 13 February 2020
Date: 13 February 2020

Minute Item 61

CALCULATIONS REQUIRED BY SECTIONS 32 to 36 OF THE LOCAL GOVERNMENT FINANCE ACT 1992								
2020/21	CALCULATIONS AT BAND D							
	Tax	PARISH	2020/21					TOTAL
	Base	PRECEPT	PARISH	CHERWELL	PARISH &	COUNTY	POLICE	TOTAL
	2020/21	2020/21	NEEDS	NEEDS	CHERWELL	BAND D	BAND D	COUNCIL TAX
	£	£	£	£	£	£	£	£
Adderbury	1,348.7	49,880.00	36.98	133.50	170.48	1,527.44	216.28	1,914.20
Ambrosden	742.4	26,000.00	35.02	133.50	168.52	1,527.44	216.28	1,912.24
Ardley	262.2	13,052.00	49.78	133.50	183.28	1,527.44	216.28	1,927.00
Arncott	313.7	16,000.00	51.00	133.50	184.50	1,527.44	216.28	1,928.22
Banbury	15,799.3	1,929,411.00	122.12	133.50	255.62	1,527.44	216.28	1,999.34
Barford	266.3	9,750.00	36.61	133.50	170.11	1,527.44	216.28	1,913.83
Begbroke	359.1	28,181.50	78.48	133.50	211.98	1,527.44	216.28	1,955.70
Bicester	12,110.6	1,566,506.00	129.35	133.50	262.85	1,527.44	216.28	2,006.57
Blackthorn	207.1	11,829.00	57.12	133.50	190.62	1,527.44	216.28	1,934.34
Bletchington	376.8	22,000.00	58.39	133.50	191.89	1,527.44	216.28	1,935.61
Bloxham	1,557.1	£96,676.00	62.09	133.50	195.59	1,527.44	216.28	1,939.31
Bodicote	962.9	33,702.00	35.00	133.50	168.50	1,527.44	216.28	1,912.22
Bourton	340.3	12,200.00	35.85	133.50	169.35	1,527.44	216.28	1,913.07
Broughton	123.4	5,569.73	45.14	133.50	178.64	1,527.44	216.28	1,922.36
Bucknell	107.9	5,545.00	51.39	133.50	184.89	1,527.44	216.28	1,928.61
Caversfield	557.0	6,200.00	11.13	133.50	144.63	1,527.44	216.28	1,888.35
Charlton on Otmoor	203.7	9,300.00	45.66	133.50	179.16	1,527.44	216.28	1,922.88
Chesterton	449.8	28,000.00	62.25	133.50	195.75	1,527.44	216.28	1,939.47
Claydon	136.1	10,961.00	80.54	133.50	214.04	1,527.44	216.28	1,957.76
Cottisford	70.6	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Cropredy	304.2	12,811.42	42.12	133.50	175.62	1,527.44	216.28	1,919.34
Deddington	1,009.1	51,982.00	51.51	133.50	185.01	1,527.44	216.28	1,928.73
Drayton	187.1	9,000.00	48.10	133.50	181.60	1,527.44	216.28	1,925.32
Duns Tew	234.7	22,000.00	93.74	133.50	227.24	1,527.44	216.28	1,970.96
Epwell	138.3	4,637.00	33.53	133.50	167.03	1,527.44	216.28	1,910.75
Fencot and Murcott	126.9	3,000.00	23.64	133.50	157.14	1,527.44	216.28	1,900.86
Finmere	218.5	11,330.00	51.85	133.50	185.35	1,527.44	216.28	1,929.07
Fringford	263.2	13,268.00	50.41	133.50	183.91	1,527.44	216.28	1,927.63
Fritwell	270.6	6,700.00	24.76	133.50	158.26	1,527.44	216.28	1,901.98
Godington	20.7	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Gosford and Water Eaton	546.9	64,262.00	117.50	133.50	251.00	1,527.44	216.28	1,994.72
Hampton Gay and Poyle	81.6	1,500.00	18.38	133.50	151.88	1,527.44	216.28	1,895.60
Hanwell	123.0	5,000.00	40.65	133.50	174.15	1,527.44	216.28	1,917.87
Hardwick with Tusmore	39.0	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Hethe	113.2	4,600.00	40.64	133.50	174.14	1,527.44	216.28	1,917.86
Hook Norton	1,050.4	80,000.00	76.16	133.50	209.66	1,527.44	216.28	1,953.38
Horley	161.1	7,250.00	45.00	133.50	178.50	1,527.44	216.28	1,922.22
Hornton	163.8	10,000.00	61.05	133.50	194.55	1,527.44	216.28	1,938.27
Horton cum Studley	246.5	8,500.00	34.48	133.50	167.98	1,527.44	216.28	1,911.70
Islip	322.2	19,900.00	61.76	133.50	195.26	1,527.44	216.28	1,938.98
Kidlington	4,915.7	716,715.00	145.80	133.50	279.30	1,527.44	216.28	2,023.02
Kirtlington	446.7	24,000.00	53.73	133.50	187.23	1,527.44	216.28	1,930.95
Launton	541.4	22,403.00	41.38	133.50	174.88	1,527.44	216.28	1,918.60
Lower Heyford	212.2	8,000.00	37.70	133.50	171.20	1,527.44	216.28	1,914.92
Merton	146.1	16,000.00	109.51	133.50	243.01	1,527.44	216.28	1,986.73
Middle Aston	66.9	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Middleton Stony	144.7	4,200.00	29.03	133.50	162.53	1,527.44	216.28	1,906.25
Milcombe	246.4	13,500.00	54.79	133.50	188.29	1,527.44	216.28	1,932.01
Milton	85.8	170.00	1.98	133.50	135.48	1,527.44	216.28	1,879.20
Mixbury	116.2	190.00	1.64	133.50	135.14	1,527.44	216.28	1,878.86
Mollington	234.1	11,000.00	46.99	133.50	180.49	1,527.44	216.28	1,924.21
Newton Purcell	42.0	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Noke	77.8	2,814.00	36.17	133.50	169.67	1,527.44	216.28	1,913.39
North Aston	94.0	2,000.00	21.28	133.50	154.78	1,527.44	216.28	1,898.50
North Newington	156.4	4,576.50	29.26	133.50	162.76	1,527.44	216.28	1,906.48
Oddington	65.1	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Piddington	177.8	10,000.00	56.24	133.50	189.74	1,527.44	216.28	1,933.46
Prescote	6.4	0.00	0.00	133.50	133.50	1,527.44	216.28	1,877.22
Shenington	227.9	5,179.00	22.72	133.50	156.22	1,527.44	216.28	1,899.94
Sipton on Cherwell	142.7	5,905.00	41.38	133.50	174.88	1,527.44	216.28	1,918.60
Shutford	208.3	7,750.00	37.21	133.50	170.71	1,527.44	216.28	1,914.43
Sibford Ferris	194.8	6,858.00	35.21	133.50	168.71	1,527.44	216.28	1,912.43
Sibford Gower	257.5	9,350.00	36.31	133.50	169.81	1,527.44	216.28	1,913.53
Somerton	140.3	12,629.00	90.01	133.50	223.51	1,527.44	216.28	1,967.23
Souldern	202.6	5,790.00	28.58	133.50	162.08	1,527.44	216.28	1,905.80
South Newington	151.3	7,142.00	47.20	133.50	180.70	1,527.44	216.28	1,924.42
Steeple Aston	428.8	29,436.00	68.65	133.50	202.15	1,527.44	216.28	1,945.87
Stoke Lyne	106.3	4,675.00	43.98	133.50	177.48	1,527.44	216.28	1,921.20
Stratton Audley	210.4	11,683.00	55.53	133.50	189.03	1,527.44	216.28	1,932.75
Swalcliffe	110.2	7,586.00	68.84	133.50	202.34	1,527.44	216.28	1,946.06
Tadmarton	252.5	10,403.00	41.20	133.50	174.70	1,527.44	216.28	1,918.42
Upper Heyford	173.2	9,633.00	55.62	133.50	189.12	1,527.44	216.28	1,932.84
Wardington	245.2	12,000.00	48.94	133.50	182.44	1,527.44	216.28	1,926.16
Wendlebury	189.9	5,315.00	27.99	133.50	161.49	1,527.44	216.28	1,905.21
Weston on the Green	241.9	22,685.22	93.78	133.50	227.28	1,527.44	216.28	1,971.00
Wigginton	114.1	3,276.00	28.71	133.50	162.21	1,527.44	216.28	1,905.93
Wroxtton	280.9	10,000.00	35.60	133.50	169.10	1,527.44	216.28	1,912.82
Yarnton	1,172.7	96,720.00	82.48	133.50	215.98	1,527.44	216.28	1,959.70
Heyford Park	816.7	44,101.80	54.00	133.50	187.50	1,527.44	216.28	1,931.22
Total of special items	55,559.9	5,380,189.17	96.84	133.50	230.34	1,527.44	216.28	1,974.06

2020/21	TAX CALCULATED FOR EACH VALUATION BAND BY CHERWELL							
	VALUATION BAND AND APPROPRIATE PROPORTION							
	6 A £	7 B £	8 C £	9 D £	11 E £	13 F £	15 G £	18 H £
Adderbury	113.65	132.60	151.54	170.48	208.36	246.25	284.13	340.96
Ambrosden	112.35	131.07	149.80	168.52	205.97	243.42	280.87	337.04
Ardley	122.19	142.55	162.92	183.28	224.01	264.74	305.47	366.56
Arncott	123.00	143.50	164.00	184.50	225.50	266.50	307.50	369.00
Banbury	170.41	198.82	227.22	255.62	312.42	369.23	426.03	511.24
Barford	113.41	132.31	151.21	170.11	207.91	245.71	283.52	340.22
Begbroke	141.32	164.87	188.43	211.98	259.09	306.19	353.30	423.96
Bicester	175.23	204.44	233.64	262.85	321.26	379.67	438.08	525.70
Blackthorn	127.08	148.26	169.44	190.62	232.98	275.34	317.70	381.24
Bletchington	127.93	149.25	170.57	191.89	234.53	277.17	319.82	383.78
Bloxham	130.39	152.13	173.86	195.59	239.05	282.52	325.98	391.18
Bodicote	112.33	131.06	149.78	168.50	205.94	243.39	280.83	337.00
Bourton	112.90	131.72	150.53	169.35	206.98	244.62	282.25	338.70
Broughton	119.09	138.94	158.79	178.64	218.34	258.04	297.73	357.28
Bucknell	123.26	143.80	164.35	184.89	225.98	267.06	308.15	369.78
Caversfield	96.42	112.49	128.56	144.63	176.77	208.91	241.05	289.26
Charlton on Otmoor	119.44	139.35	159.25	179.16	218.97	258.79	298.60	358.32
Chesterton	130.50	152.25	174.00	195.75	239.25	282.75	326.25	391.50
Claydon	142.69	166.48	190.26	214.04	261.60	309.17	356.73	428.08
Cottisford	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Cropredy	117.08	136.59	156.11	175.62	214.65	253.67	292.70	351.24
Deddington	123.34	143.90	164.45	185.01	226.12	267.24	308.35	370.02
Drayton	121.07	141.24	161.42	181.60	221.96	262.31	302.67	363.20
Duns Tew	151.49	176.74	201.99	227.24	277.74	328.24	378.73	454.48
Epwell	111.35	129.91	148.47	167.03	204.15	241.27	278.38	334.06
Fencot and Murcott	104.76	122.22	139.68	157.14	192.06	226.98	261.90	314.28
Finmere	123.57	144.16	164.76	185.35	226.54	267.73	308.92	370.70
Fringford	122.61	143.04	163.48	183.91	224.78	265.65	306.52	367.82
Fritwell	105.51	123.09	140.68	158.26	193.43	228.60	263.77	316.52
Godington	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Gosford and Water Eaton	167.33	195.22	223.11	251.00	306.78	362.56	418.33	502.00
Hampton Gay and Poyle	101.25	118.13	135.00	151.88	185.63	219.38	253.13	303.76
Hanwell	116.10	135.45	154.80	174.15	212.85	251.55	290.25	348.30
Hardwick with Tusmore	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Hethe	116.09	135.44	154.79	174.14	212.84	251.54	290.23	348.28
Hook Norton	139.77	163.07	186.36	209.66	256.25	302.84	349.43	419.32
Horley	119.00	138.83	158.67	178.50	218.17	257.83	297.50	357.00
Horton	129.70	151.32	172.93	194.55	237.78	281.02	324.25	389.10
Horton cum Studley	111.99	130.65	149.32	167.98	205.31	242.64	279.97	335.96
Islip	130.17	151.87	173.56	195.26	238.65	282.04	325.43	390.52
Kidlington	186.20	217.23	248.27	279.30	341.37	403.43	465.50	558.60
Kirtlington	124.82	145.62	166.43	187.23	228.84	270.44	312.05	374.46
Launton	116.59	136.02	155.45	174.88	213.74	252.60	291.47	349.76
Lower Heyford	114.13	133.16	152.18	171.20	209.24	247.29	285.33	342.40
Merton	162.01	189.01	216.01	243.01	297.01	351.01	405.02	486.02
Middle Aston	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Middleton Stoney	108.35	126.41	144.47	162.53	198.65	234.77	270.88	325.06
Milcombe	125.53	146.45	167.37	188.29	230.13	271.97	313.82	376.58
Milton	90.32	105.37	120.43	135.48	165.59	195.69	225.80	270.96
Mixbury	90.09	105.11	120.12	135.14	165.17	195.20	225.23	270.28
Mollington	120.33	140.38	160.44	180.49	220.60	260.71	300.82	360.98
Newton Purcell	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Noke	113.11	131.97	150.82	169.67	207.37	245.08	282.78	339.34
North Aston	103.19	120.38	137.58	154.78	189.18	223.57	257.97	309.56
North Newington	108.51	126.59	144.68	162.76	198.93	235.10	271.27	325.52
Oddington	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Piddington	126.49	147.58	168.66	189.74	231.90	274.07	316.23	379.48
Prescote	89.00	103.83	118.67	133.50	163.17	192.83	222.50	267.00
Shenington	104.15	121.50	138.86	156.22	190.94	225.65	260.37	312.44
Shipton on Cherwell	116.59	136.02	155.45	174.88	213.74	252.60	291.47	349.76
Shutford	113.81	132.77	151.74	170.71	208.65	246.58	284.52	341.42
Sibford Ferris	112.47	131.22	149.96	168.71	206.20	243.69	281.18	337.42
Sibford Gower	113.21	132.07	150.94	169.81	207.55	245.28	283.02	339.62
Somerton	149.01	173.84	198.68	223.51	273.18	322.85	372.52	447.02
Souldern	108.05	126.06	144.07	162.08	198.10	234.12	270.13	324.16
South Newington	120.47	140.54	160.62	180.70	220.86	261.01	301.17	361.40
Steeple Aston	134.77	157.23	179.69	202.15	247.07	291.99	336.92	404.30
Stoke Lyne	118.32	138.04	157.76	177.48	216.92	256.36	295.80	354.96
Stratton Audley	126.02	147.02	168.03	189.03	231.04	273.04	315.05	378.06
Swalcliffe	134.89	157.38	179.86	202.34	247.30	292.27	337.23	404.68
Tadmarton	116.47	135.88	155.29	174.70	213.52	252.34	291.17	349.40
Upper Heyford	126.08	147.09	168.11	189.12	231.15	273.17	315.20	378.24
Wardington	121.63	141.90	162.17	182.44	222.98	263.52	304.07	364.88
Wendlebury	107.66	125.60	143.55	161.49	197.38	233.26	269.15	322.98
Weston on the Green	151.52	176.77	202.03	227.28	277.79	328.29	378.80	454.56
Wigginton	108.14	126.16	144.19	162.21	198.26	234.30	270.35	324.42
Wroxton	112.73	131.52	150.31	169.10	206.68	244.26	281.83	338.20
Yarnton	143.99	167.98	191.98	215.98	263.98	311.97	359.97	431.96
Heyford Park	125.00	145.83	166.67	187.50	229.17	270.83	312.50	375.00
Total of special items	153.56	179.15	204.74	230.34	281.52	332.71	383.89	460.67

	COUNCIL TAX SETTING REQUIRED BY SECTION 30 OF THE 1992 ACT							
	COUNCIL TAX SET FOR EACH VALUATION BAND							
	VALUATION BAND AND APPROPRIATE PROPORTION							
	6 A £	7 B £	8 C £	9 D £	11 E £	13 F £	15 G £	18 H £
Adderbury	1,276.13	1,488.82	1,701.51	1,914.20	2,339.58	2,764.95	3,190.33	3,828.40
Ambrosden	1,274.83	1,487.30	1,699.77	1,912.24	2,337.18	2,762.11	3,187.07	3,824.48
Ardley	1,284.67	1,498.78	1,712.89	1,927.00	2,355.22	2,783.43	3,211.67	3,854.00
Arncott	1,285.48	1,499.73	1,713.97	1,928.22	2,356.71	2,785.20	3,213.70	3,856.44
Banbury	1,332.89	1,555.04	1,777.19	1,999.34	2,443.64	2,887.93	3,332.23	3,998.68
Barford	1,275.89	1,488.53	1,701.18	1,913.83	2,339.13	2,764.41	3,189.72	3,827.66
Begbroke	1,303.80	1,521.10	1,738.40	1,955.70	2,390.30	2,824.89	3,259.50	3,911.40
Bicester	1,337.71	1,560.67	1,783.62	2,006.57	2,452.47	2,898.37	3,344.28	4,013.14
Blackthorn	1,289.56	1,504.49	1,719.41	1,934.34	2,364.19	2,794.04	3,223.90	3,868.68
Bletchington	1,290.41	1,505.47	1,720.54	1,935.61	2,365.75	2,795.87	3,226.02	3,871.22
Bloxham	1,292.87	1,508.35	1,723.83	1,939.31	2,370.27	2,801.22	3,232.18	3,878.62
Bodicote	1,274.81	1,487.28	1,699.75	1,912.22	2,337.16	2,762.09	3,187.03	3,824.44
Bourton	1,275.38	1,487.94	1,700.51	1,913.07	2,338.20	2,763.31	3,188.45	3,826.14
Broughton	1,281.57	1,495.17	1,708.76	1,922.36	2,349.55	2,776.73	3,203.93	3,844.72
Bucknell	1,285.74	1,500.03	1,714.32	1,928.61	2,357.19	2,785.76	3,214.35	3,857.22
Chaversfield	1,258.90	1,468.72	1,678.53	1,888.35	2,307.98	2,727.61	3,147.25	3,776.70
Charlton on Otmoor	1,281.92	1,495.57	1,709.23	1,922.88	2,350.19	2,777.48	3,204.80	3,845.76
Chesterton	1,292.98	1,508.48	1,723.97	1,939.47	2,370.46	2,801.45	3,232.45	3,878.94
Claydon	1,305.17	1,522.70	1,740.23	1,957.76	2,392.82	2,827.87	3,262.93	3,915.52
Cottisford	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Cropredy	1,279.56	1,492.82	1,706.08	1,919.34	2,345.86	2,772.37	3,198.90	3,838.68
Deddington	1,285.82	1,500.12	1,714.43	1,928.73	2,357.34	2,785.93	3,214.55	3,857.46
Drayton	1,283.55	1,497.47	1,711.40	1,925.32	2,353.17	2,781.01	3,208.87	3,850.64
Duns Tew	1,313.97	1,532.97	1,751.96	1,970.96	2,408.95	2,846.93	3,284.93	3,941.92
Epwell	1,273.83	1,486.14	1,698.44	1,910.75	2,335.36	2,759.96	3,184.58	3,821.50
Fencott and Murcott	1,267.24	1,478.45	1,689.65	1,900.86	2,323.27	2,745.68	3,168.10	3,801.72
Finmere	1,286.05	1,500.39	1,714.73	1,929.07	2,357.75	2,786.42	3,215.12	3,858.14
Fringford	1,285.09	1,499.27	1,713.45	1,927.63	2,355.99	2,784.34	3,212.72	3,855.26
Fritwell	1,267.99	1,479.32	1,690.65	1,901.98	2,324.64	2,747.29	3,169.97	3,803.96
Godington	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Gosford and Water Eaton	1,329.81	1,551.45	1,773.08	1,994.72	2,437.99	2,881.25	3,324.53	3,989.44
Hampton Gay and Poyle	1,263.73	1,474.36	1,684.98	1,895.60	2,316.84	2,738.08	3,159.33	3,791.20
Hanwell	1,278.58	1,491.68	1,704.77	1,917.87	2,344.06	2,770.25	3,196.45	3,835.74
Hardwick with Tusmore	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Hethe	1,278.57	1,491.67	1,704.76	1,917.86	2,344.05	2,770.23	3,196.43	3,835.72
Hook Norton	1,302.25	1,519.30	1,736.34	1,953.38	2,387.46	2,821.54	3,255.63	3,906.76
Horley	1,281.48	1,495.06	1,708.64	1,922.22	2,349.38	2,776.53	3,203.70	3,844.44
Horton	1,292.18	1,507.54	1,722.91	1,938.27	2,369.00	2,799.71	3,230.45	3,876.54
Horton cum Studley	1,274.47	1,486.88	1,699.29	1,911.70	2,336.52	2,761.33	3,186.17	3,823.40
Islip	1,292.65	1,508.10	1,723.54	1,938.98	2,369.86	2,800.74	3,231.63	3,877.96
Kidlington	1,348.68	1,573.46	1,798.24	2,023.02	2,472.58	2,922.13	3,371.70	4,046.04
Kirtlington	1,287.30	1,501.85	1,716.40	1,930.95	2,360.05	2,789.14	3,218.25	3,861.90
Launton	1,279.07	1,492.24	1,705.42	1,918.60	2,344.96	2,771.30	3,197.67	3,837.20
Lower Heyford	1,276.61	1,489.38	1,702.15	1,914.92	2,340.46	2,765.99	3,191.53	3,829.84
Merton	1,324.49	1,545.23	1,765.98	1,986.73	2,428.23	2,869.71	3,311.22	3,973.46
Middle Aston	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Middleton Stoney	1,270.83	1,482.64	1,694.44	1,906.25	2,329.86	2,753.46	3,177.08	3,812.50
Milcombe	1,288.01	1,502.67	1,717.34	1,932.01	2,361.35	2,790.67	3,220.02	3,864.02
Milton	1,252.80	1,461.60	1,670.40	1,879.20	2,296.80	2,714.39	3,132.00	3,758.40
Mixbury	1,252.57	1,461.34	1,670.10	1,878.86	2,296.38	2,713.90	3,131.43	3,757.72
Mollington	1,282.81	1,496.61	1,710.41	1,924.21	2,351.81	2,779.40	3,207.02	3,848.42
Newton Purcell	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Noke	1,275.59	1,488.19	1,700.79	1,913.39	2,338.59	2,763.78	3,188.98	3,826.78
North Aston	1,265.67	1,476.61	1,687.56	1,898.50	2,320.39	2,742.27	3,164.17	3,797.00
North Newington	1,270.99	1,482.82	1,694.65	1,906.48	2,330.14	2,753.79	3,177.47	3,812.96
Oddington	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Piddington	1,288.97	1,503.80	1,718.63	1,933.46	2,363.12	2,792.77	3,222.43	3,866.92
Prescote	1,251.48	1,460.06	1,668.64	1,877.22	2,294.38	2,711.53	3,128.70	3,754.44
Shenington	1,266.63	1,477.73	1,688.84	1,899.94	2,322.15	2,744.35	3,166.57	3,799.88
Shipton on Cherwell	1,279.07	1,492.24	1,705.42	1,918.60	2,344.96	2,771.30	3,197.67	3,837.20
Shutford	1,276.29	1,489.00	1,701.72	1,914.43	2,339.86	2,765.28	3,190.72	3,828.86
Sibford Ferris	1,274.95	1,487.45	1,699.94	1,912.43	2,337.41	2,762.39	3,187.38	3,824.86
Sibford Gower	1,275.69	1,488.30	1,700.92	1,913.53	2,338.76	2,763.98	3,189.22	3,827.06
Somerton	1,311.49	1,530.07	1,748.65	1,967.23	2,404.39	2,841.54	3,278.72	3,934.46
Souldern	1,270.53	1,482.29	1,694.04	1,905.80	2,329.31	2,752.81	3,176.33	3,811.60
South Newington	1,282.95	1,496.77	1,710.60	1,924.42	2,352.07	2,779.71	3,207.37	3,848.84
Steeple Aston	1,297.25	1,513.45	1,729.66	1,945.87	2,378.29	2,810.69	3,243.12	3,891.74
Stoke Lyne	1,280.80	1,494.27	1,707.73	1,921.20	2,348.13	2,775.06	3,202.00	3,842.40
Stratton Audley	1,288.50	1,503.25	1,718.00	1,932.75	2,362.25	2,791.74	3,221.25	3,865.50
Swalcliffe	1,297.37	1,513.60	1,729.83	1,946.06	2,378.52	2,810.97	3,243.43	3,892.12
Tadmarton	1,278.95	1,492.10	1,705.26	1,918.42	2,344.74	2,771.04	3,197.37	3,836.84
Upper Heyford	1,288.56	1,503.32	1,718.08	1,932.84	2,362.36	2,791.87	3,221.40	3,865.68
Wardington	1,284.11	1,498.12	1,712.14	1,926.16	2,354.20	2,782.22	3,210.27	3,852.32
Wendlebury	1,270.14	1,481.83	1,693.52	1,905.21	2,328.59	2,751.96	3,175.35	3,810.42
Weston on the Green	1,314.00	1,533.00	1,752.00	1,971.00	2,409.00	2,846.99	3,285.00	3,942.00
Wiggington	1,270.62	1,482.39	1,694.16	1,905.93	2,329.47	2,753.00	3,176.55	3,811.86
Wroxton	1,275.21	1,487.75	1,700.28	1,912.82	2,337.89	2,762.95	3,188.03	3,825.64
Yarnton	1,306.47	1,524.21	1,741.96	1,959.70	2,395.19	2,830.67	3,266.17	3,919.40
Heyford Park	1,287.48	1,502.06	1,716.64	1,931.22	2,360.38	2,789.53	3,218.70	3,862.44
DISTRICT AVERAGE	1,316.04	1,535.38	1,754.72	1,974.06	2,412.74	2,851.41	3,290.10	3,948.12



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Local Discretionary Business Rate Relief Scheme for 2020-20210

1. Introduction

The Local Discretionary Business Rate Relief Scheme applies for the period 1 April 2020 to 31 March 2021. Under the scheme relief will only be provided where a qualifying ratepayer's bill has increased due to the 2017 Revaluation.

The assistance Cherwell District Council is able to offer under the scheme is limited by the funding provided. The funding allocation for Cherwell District Council is as follows:

2020-21	
£21,000	

2. Qualifying Criteria

- 2.1 The property must have had an increase in rateable value as a result of the 2017 Revaluation.
- 2.2 All other mandatory reliefs must have been applied for prior to an award for Local Discretionary Business Rate Relief being considered.
- 2.3 The 2017 Rateable Value must be £200,000 or less.
- 2.4 Where a property is formed following a split, merger or reorganisation a new calculation will be carried out.
- 2.5 Where a qualifying ratepayer's business rates bill is reduced for any of the following reasons the amount of relief will be reduced or removed accordingly:
 - A reduction in rateable value in the 2017 Rating List.
 - The application of any additional relief or exemption
 - Vacation and reoccupation of the property
 - Any other relevant reason

2.6 A minimum award has been introduced so that the relief awarded is for eligible properties where the amount of relief is £50.00 or more.

3. Exclusions

3.1 Relief will not be awarded to the following types of ratepayers and properties:

- Precepting bodies (County, District and Parish Councils)
- Banks, building societies and other major financial institutions
- Multi-national businesses or large chains
- Businesses which occupy 3 or more properties
- National Health Service
- Charities
- Central Government bodies

3.2 Unoccupied properties

3.3 Where the award of relief would not comply with EU law on State Aid.

4. State Aid

Ratepayers will be required to confirm that they have received any other State Aid that exceeds €200,000 in total including any other rates relief being granted for premises other than the one to which the declaration relates, under the De Minimis Regulations EC 1417/2013.

Further information on State Aid law can be found at <https://www.gov.uk/state-aid>

5. How will the Local Discretionary Business Rate Relief be calculated?

Local Discretionary Business Rate Relief will be calculated after any or all of the following have been applied:

- Exemptions and other reliefs
- Transitional arrangements

6. Application Process

The Council will automatically award business rates relief to qualifying businesses.

The amount of relief awarded each year will be subject to review such that the total relief doesn't exceed the funding allocation from government.

This policy will be published on the Council's website www.cherwell.gov.uk.

7. Appeals

All appeals must clearly state the ground(s) and be made in writing to: Revenues and Recovery Team, Cherwell District Council, Bodicote House, Bodicote, Banbury OX15 4AA.

Any appeal will be judged in line with this policy and the decision is to be taken at the sole discretion of the Executive Director Finance in consultation with the Operations Director, CSN Resources All appeals will be reviewed within 4 weeks of submission of all necessary information. All decisions taken on appeals are final and the outcome will be recorded and advised to the ratepayer in writing. If an appeal is successful, rate relief will be backdated for the full eligible period within the relevant financial year.



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Business Rates Retail Relief 2019 - 2020 and 2020 - 2021

1. Introduction

The retail rate relief scheme applies for the period 1 April 2019 to 31 March 2021.

The business rates retail relief scheme applies to occupied retail properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-2021.

For the year 2019-2020 the value of relief should be one third of the bill and must be applied after mandatory reliefs and other discretionary reliefs funded by section 31 grants have been applied.

From 1 April 2020 to 2021 the value of relief should be 50% of the bill and must be applied after mandatory reliefs and other discretionary reliefs funded by section 31 grants have been applied.

2. Qualifying properties

Properties that will benefit from the relief will be occupied hereditaments with a rateable value of less than £51,000, that are wholly or mainly being used as shops, restaurants, cafes and drinking establishments including:

- **Hereditaments that are being used for the provision of the following services to visiting members of the public:**
- Shops (such as: florists, bakers, butchers, grocers, greengrocers, jewellers, stationers, off licences, chemists, newsagents, hardware stores, supermarkets, etc)
- Charity shops
- Opticians
- Post offices
- Furnishing shops/ display rooms (such as: carpet shops, double glazing, garage doors)
- Car/ caravan show rooms
- Second hand car lots
- Markets
- Petrol stations
- Garden centres

- Art galleries (where art is for sale/hire)

OR

Hereditaments that are being used for the sale of food and/ or drink to visiting members of the public

- Hair and beauty services (such as: hair dressers, nail bars, beauty salons, tanning shops, etc)
- Shoe repairs/ key cutting
- Travel agents
- Ticket offices e.g. for theatre
- Dry cleaners
- Launderettes
- PC/ TV/ domestic appliance repair
- Funeral directors
- Photo processing
- Tool hire
- Car hire

OR

Hereditaments that are being used for the sale of food and/ or drink to visiting members of the public

- Restaurants
- Takeaways
- Sandwich shops
- Coffee shops
- Pubs
- Bars

3. Qualifying properties amendments

From 1 April 2020-21 the scheme has been extended to include relief to occupied hereditaments with a rateable value of less than £51,000, that are wholly or mainly being used as cinemas and music venues.

- live music venues are hereditaments wholly or mainly used for the performance of live music for the purpose of entertaining an audience. Hereditaments cannot be considered a live music venue for the purpose of business rates relief where a venue is wholly or mainly used as a nightclub

or a theatre, for the purposes of the Town and Country Planning (Use Classes) Order 1987 (as amended).

- Hereditaments can be a live music venue even if used for other activities, but only if those other activities (i) are merely ancillary or incidental to the performance of live music (e.g. the sale/supply of alcohol to audience members) or (ii) do not affect the fact that the primary activity for the premises is the performance of live music (e.g. because those other activities are insufficiently regular or frequent, such as a polling station or a fortnightly community event).

4. Properties not eligible for relief

- Financial services (e.g. banks, building societies, cash points, bureaux de change, payday lenders, betting shops, pawn brokers)
- Other services (e.g. estate agents, letting agents, employment agencies)
- Medical services (e.g. vets, dentists, doctors, osteopaths, chiropractors)
- Professional services (e.g. solicitors, accountants, insurance agents/ financial advisers, tutors)
- Post office sorting offices

5. Application Process

We will automatically award relief if we consider your property meets the eligibility criteria and apply it to your bill. We do, however need to you to make a “De Minimis” Declaration in relation to State Aid (see below).

6. State Aid

Ratepayers will be required to confirm that they have received any other State Aid that exceeds €200,000 in total including any other rates relief being granted for premises other than the one to which the declaration relates, under the De Minimis Regulations EC 1417/2013.

Further information on State Aid law can be found at <https://www.gov.uk/state-aid>

7. How much relief will be available?

The total amount of government-funded relief available for each property for 2019-20 under this scheme is one third of the bill and for 2020-2021 is fifty percent of the bill,

after mandatory reliefs and other discretionary reliefs funded by section 31 grants have been applied. There is no relief available under this scheme for properties with a rateable value of £51,000 or more. The eligibility for the relief and the relief itself will be assessed and calculated on a daily basis.

8. What if I occupy more than one property?

Ratepayers that occupy more than one property will be entitled to relief for each of their eligible properties, subject to State Aid De Minimis limits.

9. Appeals

If you disagree with a decision made under this policy, you must write and tell us why you think the decision is wrong, ie whether you consider the published criteria have been properly applied.

We will take account of any information given in your appeal letter. We will decide whether or not the criteria have been properly applied. This is called 'reconsidering' the decision. We will write to tell you what has happened, normally within 10 days of decision.



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

1. Pubs Relief Scheme Policy

The Government recognises the important role that pubs play in urban and rural communities across the country. In a written ministerial statement on 27 January 2020, the Financial Secretary to the Treasury announced a £1,000 business rate discount for public houses with a rateable value of less than £100,000 for one year from 1 April 2020.

2. Legislative framework

The Government expects billing authorities to use their discretionary relief powers under section 47 of the Local Government Finance Act 1988 to grant relief to all qualifying ratepayers.

3. Duration of the relief

The relief is only applicable for the 2020-21 financial year.

4. Eligibility criteria

The scheme is available to eligible occupied properties with a rateable value of less than £100,000. Where pubs are part of a chain, relief will be available for each eligible property in the chain, subject to meeting State Aid requirements.

There is no definitive description of a traditional pub or public house in law, however the Government's policy intention is that eligible pubs should:

- be open to the general public
- allow free entry other than when occasional entertainment is provided
- allow drinking without requiring food to be consumed
- permit drinks to be purchased at a bar

For these purposes it excludes:

- restaurants

- cafes
- nightclubs
- hotels
- snack bars
- guesthouses
- boarding houses
- sporting venues
- music venues
- festival sites
- theatres
- museums
- exhibition halls
- cinemas
- concert halls
- casinos

5. Amount of relief available

The amount of relief available is up to £1,000 for each eligible property. There is no relief available under this scheme for properties with a rateable value of £100,000 or more. Eligibility for the relief and the relief itself will be assessed and calculated on a daily basis.

6. Applying for relief

The Council will automatically grant business rates relief for pubs as and when we are aware of businesses which may qualify for the relief. This policy will be published on the Council's website www.cherwell.gov.uk

If ratepayer wishes to apply for the relief they should contact the Council at business.rates@cherwell-dc.gov.uk

7. State aid

State Aid law is the means by which the European Union regulates state funded support to businesses. Providing discretionary relief to ratepayers is likely to amount to State Aid. However the relief will be State Aid compliant where it is awarded in accordance with the De Minimis Regulations.

The De Minimis Regulations allow an undertaking to receive up to €200,000 'de minimis' aid over a rolling three year period. If the ratepayer is receiving, or has

received any 'de minimis' aid granted during the current or two previous financial years (from any source), they should inform us when making the application or following receipt of the relief where no application is made.

8. Appeals

If you disagree with a decision made under this policy, you must write and tell us why you think the decision is wrong, ie whether you consider the published criteria have been properly applied.

We will take account of any information given in your appeal letter. We will decide whether the criteria have been properly applied. This is called 'reconsidering' the decision. We will write to tell you what has happened, normally within 10 days of decision

Submission Cherwell Local Plan 2011 – 2031 (Part 1)

Partial Review – Oxford's Unmet Housing Need

Proposed Modifications

**Addendum to
Statement of Consultation**

February 2020

Introduction

1. Cherwell District Council has consulted on modifications to the Submission Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, including modified Policies Maps and an update to the Sustainability Appraisal. The documents were published for consultation from 8 November 2019 to 20 December 2019 prior to submission to the Secretary of State for Housing, Communities and Local Government.
2. The Draft Partial Review of the Cherwell Local Plan was submitted to the Secretary of State for public examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.
3. The Submission Local Plan was also accompanied by a Statement of Consultation (CD PR93) which detailed previous stages of consultation undertaken in preparing the Plan. The Statement remains part of the Local Plan evidence base and is available online at <https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base>. A separate Duty to Cooperate Paper (February 2018) (CD PR90) was also submitted. An Addendum to the Duty to Cooperate Paper (CD PR115) was prepared in September 2019 which supplements, and should be read alongside, the Duty to Cooperate Paper. It provides details of the further work undertaken by the Council subsequent to the Inspector’s Post Hearings Advice Note (Document PC5).
4. A Preliminary Hearing took place on 28 September 2018. Main hearings were held between 5 and 13 February 2019.
5. The Inspector’s Post-Hearings Advice Note (Document PC5) was received on 13th July 2019. In the Note the Inspector confirmed his preliminary conclusions that:
 - the 4,400 dwellings figure that represents Cherwell’s apportionment of Oxford’s unmet housing need provides a sound basis for the Plan;
 - the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;
 - the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices

- other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;
- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
 - in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.
6. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle.
7. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock.
8. Following the receipt of the Inspector's Advice Note the Council has engaged with a range of key stakeholders, interested parties and site promoters in the preparation of the proposed modifications.
9. This addendum provides an account of the consultation undertaken since the February 2019 hearings. It also explains how the Proposed Modifications have been publicly consulted upon and provides a summary of the responses received.

Consultation post February 2019 Hearings

10. The Inspector requested that following the Hearings in February 2019 the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted during or following the Hearings were the subject of an informal consultation ending on 4 April 2019. Participants from the Hearing sessions were invited to make submissions and the Council was provided with an opportunity to respond to the submissions received by the Inspector.
11. A total of 38 submissions were received. Full copies of each submission and the Council's responses can be viewed online at <https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/9>.
12. A list of respondents is shown in Table 1 below.

Table 1 - List of Respondents

Respondent
Aiden Applegarth
Andrew Hornsby-Smith
Begbroke & Yarnton Green Belt Campaign
Bloombridge
Cherwell Development Watch Alliance
Daniel Scharf
David Lock Associates for PR8 parties
Edgars for Mr & Mrs Tomes
Graham Thompson
GreenWay Oxfordshire
Harbord Road Area Residents
Ian Middleton for North Oxford Green Party
Keith Johnston
Kidlington Development Watch
Lynne Whitley
Pegasus Group for Hill Residential & Barwood Securities
Red Kite for Kidlington Parish Council
Savills for North Oxford Consortium
Terence O'Rourke for Vanbrugh Unit Trust & Pye Homes
Turnberry for Exeter College
West Oxfordshire District Council
Woodstock Town Council
Yarnton Parish Council

Duty to Co-operate

13. The Council received the Inspector's Post-Hearings Advice Note (PC5) on 13 July 2019 and published it on the Council's website on 15 July 2019.
14. The preparation of proposed Main modifications was informed by further engagement with Oxfordshire County Council, the site promoters of all sites proposed for allocation in the Local Plan and the relevant 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.

Neighbouring Authorities	
Aylesbury Vale District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • The Inspector's post hearing advice note • How the 410 homes at the PR10 (Land south East of Woodstock) could be redistributed • Current timetable for the main modifications

	<ul style="list-style-type: none"> without prejudice, Aylesbury's initial thoughts <p>No cross-boundary strategic issues were raised by the proposed modifications.</p>
Buckinghamshire County Council	<p>Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.</p>
Northamptonshire County Council (West Northamptonshire Joint Planning Unit)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> the Inspector's preliminary advice note received following Hearings in February 2019. the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire the expected programme for the Partial Review going forward how West Northamptonshire JPU are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
Oxford City Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> the Inspector's preliminary advice the options being considered the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Oxford City discussions with the County Council on infrastructure implications the rationale for options being discounted without prejudice, Oxford's initial thoughts the expected programme going forward timings of the Oxford Local Plan examination <p>Regular updates on modification preparation given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

Oxfordshire County Council	<p>Following receipt of the Inspector’s advice note CDC sought detailed advice from OCC on the transport, infrastructure, and education implications of redistributing the 410 homes previously proposed at Woodstock.</p> <p>CDC and OCC have worked closely and iteratively on preparing the proposed modifications. This working is enhanced through regular monthly meetings where progress on the modifications is discussed in detail.</p>
South Northamptonshire	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector’s view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how SNDC are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
South Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

<p>Stratford-on- Avon District Council</p>	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed:</p> <ul style="list-style-type: none"> • The scope of the Plan (Oxford’s unmet housing needs) and where we are in the process • The basis of the 4,400 homes (countywide cooperative process) • The overall housing need arising from the Oxon SHMA 2014 (c. 100,000) homes which informed the cooperative process • The fact that the adopted Cherwell Local Plan (2015) meets CDC’s needs (22,840 2011-2031) in full and that the 4,400 homes (2011-2031) fully meets Cherwell’s apportionment of Oxford’s unmet needs • The distribution of the housing proposals as submitted in 2018 – all in the southern part of the district near to Oxford • The Inspector’s preliminary advice (July 2019) following main Hearings in February 2019 (including his concern about land next to Woodstock) • The options being considered to address the Inspector’s concerns – all in in the southern part of the district.
<p>Vale of the White Horse District Council</p>	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
<p>Warwickshire County Council</p>	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed included:</p> <ul style="list-style-type: none"> • the partial review of the local plan • the inspector’s request to reallocate the 410 homes at Woodstock • the 410 being redistributed to existing sites to the south of the district

West Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence; and how this relates to West Oxfordshire • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, WODC initial thoughts • the expected programme going forward <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
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Prescribed Bodies & Other Bodies	
Civic Aviation Authority (CAA)	Spoke with CAA’s Planning department in September. Advised to speak to London Oxford Airport directly.
London Oxford Airport	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Environment Agency	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including Sustainability Appraisal <p>A degree of caution was expressed in terms of flood risk and the need to avoid flood risk areas in considering increased densities/extending developable areas.</p> <p>CDC confirmed that it would have the opportunity to comment on the proposed modifications when published in the usual way. Without prejudice, no other concerns raised.</p>

Homes Agency (previously Homes and Communities Agency)	Regular updates on plan making in Oxfordshire are provided through quarterly Oxfordshire Growth Deal meetings of which Homes England is a participant. Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Highways England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, HE’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p>
Historic England	Unable to make contact prior to the publication of the modifications. However, formal response received on the published Main Modifications.
Natural England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including addendums to the Habitats Regulations Assessment, Water Cycle Study and Ecological Advice on Cumulative Impacts <p>NE expressed a degree of caution in terms of any air quality implications from the re-distribution of 410 dwellings in relation to Oxford Meadows SAC. CDC confirmed that there would be the opportunity to comment on the proposed modifications when</p>

	<p>published, in the usual way. Without prejudice, no other concerns were raised.</p> <p>Formal response received on the published main modifications.</p>
NHS England South East Commissioning Board	<p>OCCG cover the majority of functions with exception of dentistry and ophthalmology.</p> <p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>Regular liaison meeting between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Office of Rail and Road (Office of Rail Regulation)	<p>Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.</p>
Oxfordshire Clinical Commissioning Group (OCCG)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, OCCG’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>In addition, regular liaison meetings take place between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Oxfordshire Local Enterprise Partnership	<p>Frequent updates on progress of the Modifications to the Plan through regular liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning</p>

	meetings which acts as the project board for the Oxfordshire Plan.
The Oxfordshire Environment Board	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Sport England	Meeting in August 2019. Briefed on Inspector's advice note and the needs to reassess options for 410 dwellings.
Scottish & Southern Electric	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to infrastructure • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, SSE's initial thoughts • the expected programme going forward and future engagement
Thames Water	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Thames Water • discussions with the County Council on infrastructure implications • without prejudice, TW's initial thoughts • the rationale for options being discounted • the expected programme going forward (Main Mods consultation) <p>Without prejudice, no concerns were raised.</p>

15. CDC officers contacted by email the main promoters of sites proposed for allocation inviting them to update the Council on their latest position, including any supporting

information, and any changes in circumstances the Council should take into account having regard to the Inspector's advice note.

16. Engagement with site promoters included:

Site	Promoter	Engagement	Considerations
PR6a – Land East of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> • Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019 	<ul style="list-style-type: none"> • 40 more units could be accommodated in PR6a as a result of lower school land take requirements. • No other change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR6b – Land West of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> • Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019 	<ul style="list-style-type: none"> • Arboriculture assessment leading to 18.4 net developable hectares and provision of c.740 new dwellings (40dph) • CDC to sense check density information. CDC to consider within the context of Inspector's Note (PC5).
PR6c- Land at Frieze Farm	Turnberry (Exeter College)	<ul style="list-style-type: none"> • Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019 	<ul style="list-style-type: none"> • Allocation of PR6c for up to 410 new dwellings. • No change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR7a – Land SE Kidlington	Pegasus (Barwood Development Securities Ltd) Hill Residential Ltd	<ul style="list-style-type: none"> • Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019 	<ul style="list-style-type: none"> • Concept masterplan for c.430 new dwellings on 11.4ha of residential area at 37.5dph • CDC to sense check density information within the context of Inspector's Note (PC5).
PR7b – Land at Stratfield Farm	Carter Jonas (Manor Oak Ltd)	<ul style="list-style-type: none"> • Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019 	<ul style="list-style-type: none"> • Site layout illustrating a scheme for c.165 new dwellings • CDC to sense check density information within the context of Inspector's Note (PC5).

Site	Promoter	Engagement	Considerations
PR8 – Land East of the A44	DLA (University of Oxford, Merton College and a private landowner: The Tripartite)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR8 – Land East of the A44	Carter Jonas (Newcore)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR8- Land East of the A44	Carter Jonas (Mr M Smith and Mr G Smith)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR9 – Land West of Yarnton	Gerald Eve (Merton College)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Site visit and meeting held in August 2019 	<ul style="list-style-type: none"> 3 development concepts submitted increasing numbers on extended developable areas. CDC to sense check density information CDC to consider within the context of Inspector's Note (PC5).
PR10 – Land South East of Woodstock	Blenheim Estates	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Updated development concept (500 new dwellings) CDC to consider within the context of Inspector's Note (PC5).

Consultation on Main Modifications

17. The Main Modifications and supporting documents were made available for public comment for a period of six weeks from 8 November 2019 to 20 December 2019. A

number of minor modifications were also published at the same time, although these were not required to be consulted upon. Comments made had to relate to the proposed modifications and supporting documents only. The Council did not consult on other aspects of the Plan that had previously been consulted upon.

18. Evidence supporting the proposed modifications was made publicly available at the commencement of the consultation. The modifications and all supporting documents remain available online at <https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/11>.
19. On 9 December 2019, officers held a joint meeting with the affected Parish Councils to answer any questions without prejudice to the Council's position and the examination process.

Responses to Consultation

20. All representations received on the modifications have been published on the Council's website at <https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/11>. Each has been individually reviewed.
21. A total of 96 representations were received in response to the Council's consultation on the proposed main modifications.
22. A summary of the issues raised against each proposed modification is set out below. However, it should be noted that a significant number of the representations were general in nature. For completeness these representations have also been summarised under the 'general' heading of the summaries.

General Comments

23. The following organisations advised that they had no substantive comments to make on the proposed main modifications and supporting documents:
 - Scottish and Southern Electricity Networks (PR-D-0002)
 - The Forestry Commission (PR-D-0003)
 - National Grid (PR-D-0009)
 - Natural England (PR-D-0012)
 - Environment Agency (PR-D-0053)
 - The Canal and River Trust (PR-D-0059)
 - South Oxfordshire and Vale of White Horse District Councils (PR-D- 0074)
24. Other general comments include:

Oxford City Council (PR-D-0076) welcomes the publication of the proposed modifications and supports the approach taken and evidence in following through on the Inspector's recommendations.

Historic England (PR-D-0072) advise that the proposed modifications do not substantively change their position as set out in its statement of common ground agreed on 4 February 2018 and addendum statement on 8 February 2019. However, the increased densities now proposed on some of the allocated sites could reduce the scope for the outcomes of archaeological investigation to be incorporated in to the development schemes. This will therefore need to be given particular attention, as plans for such sites develop, through both the plan-making and development management processes.

Gosford and Water Eaton PC (PR-D-0086) made the following points:

- We wish to reiterate our view that this proposal is inappropriate and excessive, both in size and location;
- Area PR7a, in the parish, has had its housing allocation almost doubled, this further increases our concerns about traffic, pollution etc;
- An increased allocation to other adjacent areas further exacerbates issues with reduction of the green gap between Oxford and Kidlington;
- The current burial site allocation will not be sufficient for future use with the increase in housing;
- The increase in allocation for housing in area PR7a significantly reduces the area allocated to sports provision and green space;
- The potential Oxford to Cambridge Expressway along the route of the A34 would have significant noise and pollution effect on PR7a's extended site.

One response criticised the timing of the consultation (PR-D-0001)

One response supported the Plan particularly the closure of Sandy Lane (PR-D-0007).

One response (PR-D-0013) made no specific comments on the modifications but was generally supportive of Policy PR8.

12 representations made general objections to the proposals in the Plan but did not comment on specific modifications. (PR-D-0005, PR-D-0011, PR-D-0015, PR-D-0040, PR-D-0042, PR-D-0049, PR-D-0050, PR-D-0066, PR-D-0079, PR-D-0089, PR-D-0095, PR-D-0096).

The main issues raised on each of the proposed Main Modifications, and an officer response, is set out in the Annex 1 below.

ANNEX 1

Representations – Summary of Issues Raised and Officer Response

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 3</p> <p><i>(P.9; Executive Summary Table 1; Policy PR6a-Land east of Oxford Road)</i></p> <p>Replace '650' with '<u>690</u>'</p>	<ul style="list-style-type: none"> • The proposed main modification is supported. • Concern raised over the further release of Green Belt land to accommodate additional homes. • Intensification of existing allocations is not supported. • Green Belt release at Kidlington gap is inappropriate given that: <ul style="list-style-type: none"> ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances ○ Sites outside the Green Belt should be prioritised ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate. • The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to the application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0067 (CPRE)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0093 (KDW)</p>	<p>Noted</p> <p>This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 17 and MM 59.</p> <p>Reference should therefore be made to the full response under MM 17.</p> <p>The Burley in Wharfdale decision by the Secretary of State (3208020) is noted.</p> <p>However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt.</p> <ul style="list-style-type: none"> • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective ‘infill’ of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		<p>outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (Refer to full response under MM17)</p> <p>The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in ‘meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 4</p> <p><i>(P.9; Executive Summary Table 1; Policy PR6b-Land West of Oxford Road)</i></p> <p>Replace '530' with '<u>670</u>'</p>	<ul style="list-style-type: none"> • The proposed main modification is supported. • Concern raised over the further release of Green Belt land to accommodate additional homes. • Intensification of existing allocations is not supported. • The addition of 140 homes on site PR6b is not compliant with the Duty to Cooperate due to no contact with Oxford City councillors • It will lead to the felling of many mature trees and the vision for an attractively landscaped site PR6b will not be achieved • The Modification is inconsistent with national policy to reduce net carbon emissions as felling of mature trees will reduce carbon capture by trees • The word 'primarily' should be deleted from the modification • Green Belt release at Kidlington Gap is inappropriate given that: <ul style="list-style-type: none"> ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances ○ Sites outside the Green Belt should be prioritised ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0068 (Cllr P Buckley)</p> <p>PR-D-0067 (CPRE)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0093 (KDW)</p>	<p>Noted</p> <p>This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 18.</p> <p>Reference should therefore be made to the full response under MM 18.</p> <p>The Plan, including its MMs, has been prepared in compliance with the Duty to Cooperate as detailed in documents PR90 DtC Statement and PR115 DtC Addendum.</p> <p>The Burley in Wharfedale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfedale decision was concerned cannot determine the</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to the application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • The increase in density of site PR6b has been proposed without consideration of the many trees on the site, contrary to other policies in the adopted Local Plan which are in place to protect trees, ecological systems and green infrastructure. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages 		<p>outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (Refer to full response under MM17)</p> <p>The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane.</p> <ul style="list-style-type: none"> • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		<p>The references to the word 'primarily' being deleted do not relate to this specific modification.</p>
<p>Main 5</p> <p><i>(P.9; Executive Summary Table 1; Policy PR7a- Land South East of Kidlington)</i></p> <p>Replace '230' with '430'</p>	<ul style="list-style-type: none"> • Supports proposed modification. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. 	<p>PR-D-0014 (Pegasus for Barwood)</p> <p>PR-D-0061 (RPS for Mr R Davies)</p> <p>PR-D-0067 (CPRE)</p> <p>PR-D-0081 (Turnberry for Exeter College)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0087 (Edgars for Mr and Mrs Tomes)</p>	<p>Noted</p> <p>This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 19.</p> <p>Reference should therefore be made to the full response under MM 19.</p> <p>The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Green Belt release at Kidlington gap is inappropriate given that: <ul style="list-style-type: none"> ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances ○ Sites outside the Green Belt should be prioritised ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt 	PR-D-0093 (KDW)	<p>in ‘meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.</p> <p>The Burley in Wharfedale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para’ 87- planning applications) and exceptional circumstances (NPPF para’ 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfedale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>and development that would have the effect of closing it is inappropriate.</p> <ul style="list-style-type: none"> • The Burley in Wharfedale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • The modification should be deleted due to a lack of explanation or consultation regarding the proposed bus gate. • Concern raised over the further release of Green Belt land to accommodate additional homes. • Intensification of existing allocations is not supported. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • PR6c is a more appropriate site and could accommodate 220 dwellings. Evidence on landscape, 		<p>that the Council would need to demonstrate exceptional circumstances for any further changes. (Refer to full response under MM19)</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>Green Belt and transport is provided in support of arguments.</p> <ul style="list-style-type: none"> • Issues of the additional release of Green Belt at PR7a are: <ul style="list-style-type: none"> ○ the proposed southern boundary being weak or non-existent. ○ It could set a dangerous precedent for further release between Kidlington and the A34. ○ It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused. 		
<p>Main 6</p> <p><i>(P.9; Executive Summary Table 1; Policy PR7b- Land at Stratfield Farm)</i></p> <p>Replace '100' with '120'</p>	<ul style="list-style-type: none"> • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. 	<p>PR-D-0061 (RPS for Mr R Davies)</p> <p>PR-D-0067 (CPRE)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0087</p> <p>PR-D-0093 (KDW)</p>	<p>This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 20.</p> <p>Reference should therefore be made to the full response under MM 20.</p> <p>The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Traffic problems at Kidlington Roundabout will be worsened. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Green Belt release at Kidlington Gap is inappropriate given that: <ul style="list-style-type: none"> ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances ○ Sites outside the Green Belt should be prioritised ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate. • The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. 		<p>Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.</p> <p>The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (Refer to full response under MM20)</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>circumstances and contrary to the sequential approach set out in the NPPF.</p> <ul style="list-style-type: none"> • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them. • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. 		<p>planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.</p> <p>The Burley in Wharfedale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfedale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Green Belt release at Kidlington Gap is inappropriate given that: <ul style="list-style-type: none"> ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances ○ Sites outside the Green Belt should be prioritised ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate. • The Burley in Wharfedale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • Intensification of existing allocations is not supported. • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability 		<p>exceptional circumstances for any further changes. (Refer to full response under MM21)</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>needs to be provided to assess the sustainability of sites PR8 and PR9.</p> <ul style="list-style-type: none"> • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 8 <i>(P.9; Executive Summary Table 1; Policy PR10 – Land South East of Woodstock)</i></p>	<ul style="list-style-type: none"> • Agrees with the Inspector's Post Hearing Advice note that site PR10 is too distant from Oxford which is likely to tempt residents away from more sustainable travel choices and welcome its deletion. 	<p>PR-D-0083 (CDWA)</p>	<p>This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 22 and MM126.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
Delete Woodstock row from Table 1.	<ul style="list-style-type: none"> • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. 		<p>Reference should therefore be made to the full response under MM126.</p> <p>The general points raised do not relate to this specific main modification.</p>
<p>Main 9</p> <p><i>(Page 12; Paragraph 1.7)</i></p> <p>Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44</p>	<ul style="list-style-type: none"> • Objects to the further release of Green Belt land to accommodate additional homes at PR9. 	PR-D-0087 (Edgars for Mr & Mrs Tomes)	The substance of this representation does not specifically refer to this proposed modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
corridor. from Oxford to Woodstock in West Oxfordshire.			
<p>Main 11</p> <p><i>(P.27; Paragraph 2.10)</i></p> <p>Amend to read: Seven Six residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor and to Woodstock in West Oxfordshire.</p> <ol style="list-style-type: none"> 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish 3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 	<ul style="list-style-type: none"> • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective ‘infill’ of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. 	PR-D-0083 (CDWA)	The substance of this representation does not specifically refer to this proposed modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes</p> <p>7 Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.</p>	<ul style="list-style-type: none"> Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 12</p> <p><i>(P. 49; Paragraph 3.57)</i></p> <p>Amend to read: 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.'</p>	<ul style="list-style-type: none"> Modification supported 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p>
<p>Main 14</p> <p><i>(P.53; Paragraph 3.66)</i></p> <p>Amend to read: 'Woodstock is a focus for growth in West</p>	<ul style="list-style-type: none"> A link road between the A40 and the A44 has been promised for several years but there is still no sign of it. 	<p>PR-D-0091(Cllr I Middleton)</p>	<p>Noted. The purpose of MM14 is to provide a cross reference to the LTP4 as part of the wider West Oxfordshire context section of the Plan.</p> <p>The Plan does not rely on the provision of an A40-A44 link road. The link road was</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. <u>Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '</u></p>			<p>discussed during the examination hearings and documented in transport evidence prepared in collaboration with Oxfordshire County Council (Transport Assessment PR52 and Transport Topic Paper PR102). PR102 explains that the link road may deliver strategic benefit in relation to growth allocations being considered in West Oxfordshire (along the A40 corridor) but does not benefit the highway network in the south of the Cherwell District.</p>
<p>Main 15 <i>(P.54; Paragraph 3.73)</i></p> <p>Amend to read, 'A National Infrastructure Commission (NIC) report is expected by the end of on the Cambridge-Milton-</p>	<ul style="list-style-type: none"> Investment opportunities resulting from the Cambridge-Milton Keynes-Oxford Arc have no bearing on the focus of the Plan review of meeting Oxford's unmet housing need and reliance on plans for the Arc is premature as they are still in the planning stages. 	<p>PR-D-0091 (Cllr I Middleton)</p>	<p>Noted. However, the purpose of this MM is to provide an update on the current position regarding this project.</p>

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<p><u>Keynes-Oxford Arc was published in November 2017</u> including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'</p>			
<p>Main 17</p> <p><i>(P.64; Table 4; Policy PR6a- Land East of Oxford Road)</i></p> <p>Replace 650 with <u>'690'</u></p>	<ul style="list-style-type: none"> • The proposed main modification is supported. • The land committed for new schools should not be reallocated for housing. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0093 (KDW)</p>	<p>Noted</p> <p>This Main Modification relates to Policy PR6a – Land East of Oxford Road only.</p> <p>In response to the specific issue raised regarding the site allocated for a new school the modification is based on County Council (The Education Authority) advice that a smaller primary school was required at site PR6a than was previously envisaged. This recalculation of need 'freed-up' one hectare of land.</p> <p>In response to the more general points raised in the representations the Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		<p>Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration (Explanatory Note).</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note.</p> <p>Evidence supporting the MMs including the landscape and Green Belt evidence do not</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector’s advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the MMs Explanatory Note.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan’s proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane.</p> <p>The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council’s MMs ‘are expected to have a net-positive overall effect on previously assessed transport impacts’.</p>
<p>Main 18</p> <p><i>(P.64; Table 4; Policy PR6b- Land West of Oxford Road)</i></p> <p>Replace 530 with <u>‘670’</u></p>	<ul style="list-style-type: none"> The proposed main modification is supported 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • It is unclear what 'additional information on trees' refers to. • A premature judgement that only important groups of trees should be retained has been made in order to propose that 670 dwellings be allocated to PR6b. • Whilst it is understood that further detailed tree work would be carried out at a later stage the decision to allocate 670 homes without a greater understanding at this stage constrains the ability to make future informed decisions regarding the trees on this site. • The judgement that only important groups of trees should be retained is not justified by the evidence. It has not been based on a comprehensive detailed tree survey but was based on a short visit by Council officers. • The judgement that only significant groups of trees should be retained only takes account of groups of trees and does not consider significant individual trees. The assumption that only groups of trees are important is not valid and is contrary to existing policies. • The Partial Review Strategy was lacking, alternatives to dumping housing in the Green Belt were not properly examined, and the one site outside the Green Belt found unsuitable. • The Examination should be re-opened. • An increase of 140 dwellings on PR6b is not justified. • In a declared Climate Change Emergency, destroying a huge number of established trees on the golf course is unforgivable. 	<p>PR-D-0063 (GreenWay Oxfordshire) PR-D-0070 (Harbord Rd Area Residents Association) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0092 (Wolvercote Neighbourhood Forum) PR-D-0093 (KDW)</p>	<p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration (Explanatory Note).</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release.</p> <p>It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal</p>

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	<ul style="list-style-type: none"> • Pollution levels nearby are already higher than European and WHO standards. • The Harbord Road Area Residents Association have submitted thorough and extensive evidence on the removal of these trees, and GW endorses that submission. • The destruction of trees is contrary to several local plan policies. • The tree survey conclusions posted by the Council are frankly risible. • The University has confirmed that it wishes to provide staff accommodation on some of the site; that is not 'need' as defined. • The modification should be deleted, and the site and trees omitted from the Partial Review. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of 		<p>Addendum) and the process detailed in the Explanatory Note.</p> <p>Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane.</p> <p>The MMs are supported by an Addendum to the Transport Assessment (PR109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts'.</p> <p>In specifically considering the allocation of PR6b the Inspector in his Preliminary Advice</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane.</p> <ul style="list-style-type: none"> • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		<p>Note concluded that whilst he had no doubt that the North Oxford Golf Club is a much valued facility, <i>'the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford.'</i></p> <p>The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site in the Submission Plan. Table 3 indicates a density of 25 dph for site PR6b in the Proposed Submission Plan. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site.</p> <p>Following receipt of the Inspector's Advice Note, the review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to reconsider the capacity of the site. This included information from the site promoters and from the Council's internal landscape advisers. Following this internal advice from landscape and tree officers (CD PR124) the Council identified significant groups of trees to be retained and others that were of less importance.</p>

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			<p>As indicated in the Council’s Site Capacity Sense Check (PR110) the densities now proposed could provide the opportunity for higher density typologies, including terrace blocks and apartment buildings. The latter of which could work well with blocks set within a generous green landscape incorporating the tree belts.</p> <p>It is considered that net carbon emissions should be considered as part of a Districtwide approach to Climate Change including the location of development in areas which maximise opportunities for sustainable travel.</p>
<p>Main 19</p> <p><i>(P.64; Table 4; Policy PR7a- Land South East of Kidlington)</i></p> <p>Replace 230 with <u>‘430’</u></p>	<ul style="list-style-type: none"> • Supports proposed modification. • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective ‘infill’ of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and 	<p>PR-D-0014 (Pegasus for Barwood Developments)</p> <p>PR-D-0080 (Kidlington PC)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0091 (Cllr Middleton)</p> <p>PR-D-0093 (KDW)</p> <p>PR-D-0086 (Gosford and</p>	<p>Noted</p> <p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>the significant flaws in the Transport strategy and the closure of Sandy Lane.</p> <ul style="list-style-type: none"> • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close 	<p>Water Eaton PC) did not specifically refer to this modification but made similar comments.</p>	<p>circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes.</p> <p>Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note.</p> <p>Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector’s advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note (November 2019).</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence.</p> <ul style="list-style-type: none"> • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake. • The deletion of site PR10 does not provide exceptional circumstances to allow further encroachment into Green Belt separating Kidlington from Oxford • The lack of parks and recreational facilities within Kidlington will be worsened by the additional housing and loss of Green Belt • There is likely to be a significant loss of biodiversity • The expansion will cause a high level of harm to the purposes of the remaining Green Belt and will have a significant urbanising effect • PR7a is most suitable for higher density development. If an additional 200 dwellings are added to site PR7a then this should be by increased density • There is no consideration of the impact on schools and community infrastructure close to the site 		<p>Specifically, for Land South East of Kidlington the Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site.</p> <p>The Green Belt Study Addendum (CD PR104) advised that an additional release of land at PR7a would further erode the gap but would not represent a step-change in Green Belt harm. The Addendum considered two alternative Green Belt boundaries for the southern boundary of the triangle of land. Both involved the creation of a new boundary. The evidence did not suggest a material difference between the two alternative boundaries. The modification proposes a new planted boundary which follows the line of a former field boundary. Once established this will form a strong, defined permanent Green Belt boundary.</p> <p>The proposed modification will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Additional traffic will have a negative impact on congestion on the A4260 and Bicester Road, and will affect local air quality • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference is made to evidence on landscape, Green Belt and transport that supports the allocation of site PR6c site for residential. • Issues of the additional release of Green Belt land identified are: <ul style="list-style-type: none"> ○ the proposed southern boundary being weak or non-existent. ○ It could set a dangerous precedent for further release between Kidlington and the A34. ○ It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused. 	<p>PR-D-0069 (Bloombridge)</p> <p>PR-D-0081 (Turnberry for Exeter College)</p>	<p>Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure.</p> <p>The site promoter submission (PR119) demonstrates that the remaining 11 hectares can accommodate 4 ha of pitch provision and green infrastructure.</p> <p>The Burley in Wharfedale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfedale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that</p>

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			<p>exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane.</p> <p>The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts.</p> <p>The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. 	<p>PR-D-0093 (KDW)</p> <p>PR-D-0091 (Cllr Middleton)</p>	<p>sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. (Explanatory Note November 2019)</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note November 2019.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population.</p> <ul style="list-style-type: none"> • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. • The reallocation of 20 homes from site PR10 to PR7b should be deleted. • The lack of parks and recreational facilities in Kidlington will be worsened by the additional housing and loss of Green Belt. • Site PR7b is a difficult shape, has problematic access, will add to congestion at Kidlington Roundabout. There is a need to protect the listed building setting, orchards and conservation area. The risk / benefits of delivering 20 additional houses are not warranted. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the 		<p>Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector’s advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019.</p> <p>Specifically, for PR7b, Land at Stratfield Farm, the Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south and west of that already proposed in the Submission Plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). It was considered that, exceptionally, there might be scope to extend the developable area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council’s environmental objectives. Moreover, it was considered that the setting of the listed farmhouse and important trees could be protected.</p> <p>Furthermore, as a result of promoter engagement with the County Council as Local</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>consequences for sustainable development in their choices.</p> <ul style="list-style-type: none"> • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference is made to evidence on landscape, Green Belt and transport that supports the allocation of PR6c site for residential. 	<p>PR-D-0081 (Turnberry for Exeter College)</p>	<p>Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (CD PR112).</p> <p>The proposed modifications for Site PR7a will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane.</p> <p>The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>overall effect on previously assessed transport impacts.</p> <p>The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure providers including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.</p>
<p>Main 21</p> <p><i>(P.64; Table 4; Policy PR9 – Land West of Yarnton)</i></p> <p>Replace 530 with '<u>540</u>'</p>	<ul style="list-style-type: none"> • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. 	<p>PR-D-0082 (B&YGBC)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0093 (KDW)</p> <p>PR-D-0056 (Yarnton PC)</p> <p>PR-D-0069 (Bloombridge)</p>	<p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove 		<p>Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note.</p> <p>Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector’s advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan’s proposed housing requirement to be sound and the strategy to</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>houses from a non-Green Belt site and release further Green Belt to accommodate them.</p> <ul style="list-style-type: none"> • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. • This is a missed opportunity to increase density and thereby reduce the need to release a larger area of Green Belt unnecessarily. • Object to the proposed main modification. The PR9 site should be reduced to 200 homes or deleted as an allocation. • Reference to the Landscape evidence and questioned the possibility of a defensible boundary. 		<p>be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane.</p> <p>The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts'.</p> <p>The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.</p> <p>Specifically, with regard to site PR9 the Inspector's preliminary findings are that <i>'there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in</i></p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Reference to the Transport Assessment Addendum and its lack of justification for the site to be allocated particularly it ranked 42 out of 44 sites. • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. • The extension of the site to provide more housing at a lower density does not represent exceptional circumstances, is not justified and therefore unsound. 		<p><i>its design and layout</i> prompted the Council to consider whether additional land to the west could be allocated.</p> <p>A number of key constraints were identified and where necessary additional evidence commissioned. The key constraints included:</p> <ul style="list-style-type: none"> • High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels. • The need for an appropriate design response in relation to the A44. • Surface water drainage catchments falling towards the low-lying land in the eastern part of the site and the associated land take for sustainable drainage features (SuDS). • Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character. • Absence of field boundaries in the centre of the site • Historic landscape features

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>The Landscape Assessment for the site (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible green space would need to be secured through a development brief and a long-term management plan.</p> <p>The Green Belt Study Addendum (CD PR104) stated that the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also marked a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm. The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside.</p> <p>The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.</p> <p>It continued by stating that the change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.</p> <p>The Council is aware that the extended site area includes surviving ridge and furrow. However, a service trench for a pipeline has</p>

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			<p>been excavated through the field which has truncated the surviving earthworks in a 16m wide strip across the field. Furthermore, it is surrounded by modern fields and is not related to any medieval settlement. There is therefore, limited potential for the medieval development of the area to be understood from these surviving earthworks. Having regard to the above the advice of the County Archaeologist is that the features are not of such significance to warrant physical preservation.</p>
<p>Main 22 <i>(P.64; Table 4; Policy PR10 – Land South East of Woodstock)</i></p> <p>Delete Woodstock row from Table 4.</p>	<ul style="list-style-type: none"> • Agrees with the Inspector’s Post Hearing Advice note that site PR10 is too distant from Oxford which is likely to tempt residents away from more sustainable travel choices and welcome its deletion. • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of 	<p>PR-D-0083 (CDWA)</p>	<p>The comments in support of this modification are noted.</p> <p>Responses to the comments relating to the relocation of the 410 dwellings to alternative sites are set out under Main 17 – 21 above.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p> dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times.</p> <ul style="list-style-type: none"> • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. 		
<p>Main 28</p> <p><i>(P.69; Policy PR1 - Achieving Sustainable Development for Oxford's Needs; Policy PR1)</i></p> <p>Amend to read: Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, and the developers of allocated sites to deliver:</p>	<ul style="list-style-type: none"> • Land at Frieze Farm would not be able to adequately accommodate a replacement golf course to that being removed elsewhere 	PR-D-0091 (Cllr I Middleton)	This comment does not relate to the proposed modification.
<p>Main 30</p> <p><i>(P.73; Policy PR2 – Housing Mix, Tenure and Size; Policy PR2 – point 2.)</i></p> <p>Change point 2 to read: '...Provision of 80% of the affordable housing (as defined by</p>	<ul style="list-style-type: none"> • The proposed main modification appears vague in relation to the definition and delivery of 50% affordable housing. 	PR-D-0069 (Bloombridge)	This modification was agreed by the Council at the Local Plan Hearing. It simply adds a reference to the definition of affordable housing in the NPPF.

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>the NPPF) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes’</p>			
<p>Main 31</p> <p><i>(P.76; Paragraph 5.38; Paragraph 5.38)</i></p> <p>The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford’s unmet housing needs. In total it comprises 253 275 hectares of land – a 3 3.3% reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.98 %.</p>	<ul style="list-style-type: none"> • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective ‘infill’ of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the 	<p>PR-D-0063 (GreenWay Oxfordshire)</p> <p>PR-D-0067 (CPRE)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0093 (KDW)</p>	<p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. (Explanatory Note November 2019)</p> <p>The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.</p> <ul style="list-style-type: none"> • The Council should consider alternative sites outside the Green Belt. • Contrary to NPPF. • The Partial Review Strategy now puts all the housing in the Oxford Green Belt. • The Kidlington Gap is further eroded. • There is considerable scope for increasing densities and thus removing some of the allocations. For example, PR6b. • The proposed area of Green Belt land being considered represents a far more significant area at a local level. • Expansion of Begbroke Science Park should be subject to separate and specific local consultations rather than being within plans intended to deal with Oxford's unmet housing need. • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. 		<p>information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note.</p> <p>Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019.</p> <p>The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate.</p> <p>The existing adopted Cherwell Local Plan (2015) explains the important economic role of the Begbroke Science Park. It describes its potential for further growth to support the provision of land for high-technology university spin-outs to help develop a high value economic base. Policy Kidlington 1 states that the Council will undertake a small-scale review of the Green Belt to</p>

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	<ul style="list-style-type: none"> The benefits of high density include lower house prices, lower emissions, and greater social cohesion. 		<p>accommodate identified high value employment needs including at Begbroke Science Park.</p> <p>The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall <i>'the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach.'</i></p>
<p>Main 32</p> <p><i>(P.77; Paragraph 5.39; PR3(e))</i></p> <p>Amend penultimate sentence to read, 'The potential extension of the Science Park, <u>provided for by Policy Kidlington 1 of the Local Plan</u>, will be considered further in Local Plan Part 2...'</p>	<ul style="list-style-type: none"> The proposed main modification is supported although not essential for soundness. Green Belt should only be removed in exceptional circumstances. The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. The Council should consider alternative sites outside the Green Belt. The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. 	<p>PR-D-0057 (David Lock Assoc for the PR8 Parties)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0093 (KDW)</p> <p>PR-D-0091 (Cllr Middleton)</p>	<p>Noted</p> <p>The responses raising objections do not specifically relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • Any expansion of Begbroke Science Park should be subject to separate and specific local consultations. 		
<p>Main 33</p> <p><i>(P.77; Policy PR3: The Oxford Green Belt; Policy PR7a)</i></p> <p>Amend the sentence to read: Policy PR7a – removal of 10.8 21 hectares of land as shown on inset Policies Map PR7a</p>	<ul style="list-style-type: none"> • Supports proposed modification. • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. 	<p>PR-D-0014 Pegasus for Barwood Developments)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0092 (Wolvercote</p>	<p>Noted</p> <p>This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 19.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Doubling of the land take on the site is given little acknowledgement aside from this brief note. • The significant increase in the land take is not properly justified. • The NPPF stipulates that removal of land from the Green Belt requires a case to be made for exceptional 	<p>Neighbourhood Forum) PR-D-0093 (KDW)</p>	

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>circumstances. This change at PR7a involves an area of high harm and no specific case has been made for the removal of this land from the Green Belt other than the need to find a site for some of the additional houses needed to compensate for the deletion of the site at PR10. This disturbs the environmental balance as PR10 is not in the Green Belt.</p> <ul style="list-style-type: none"> • The release of more Green Belt land should be delayed until the accuracy of the 2014 SHMA figures, currently questioned by the OLP inspectors, has been resolved. • Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference made to evidence on landscape, Green Belt and transport that supports the allocation of PR6c site for residential. 	<p>PR-D-0069 (Bloombridge)</p> <p>PR-D-0081 (Turnberry for Exeter College)</p>	

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Issues of the additional release of Green Belt land identified are: <ul style="list-style-type: none"> ○ the proposed southern boundary being weak or non-existent. ○ It could set a dangerous precedent for further release between Kidlington and the A34. ○ It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused. 		
<p>Main 34</p> <p><i>(P.77; Policy PR3: The Oxford Green Belt; Policy PR7b)</i></p> <p>Amend sentence to read: Policy PR7b – removal of 4.3 <u>5</u> hectares of land as shown on inset Policies Map PR7b</p>	<ul style="list-style-type: none"> • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council’s preferred approach has departed from the advice provided by the Inspector. • References to the respondent’s evidence on landscape, Green Belt and transport that supports the PR6c site for residential. • The NPPF stipulates that removal of land from the Green Belt requires a case to be made for exceptional circumstances. The removal of land from the Green Belt at PR7a involves an area of moderate harm and no specific case has been made for the removal of land here other than the need to find a site for some of the additional houses needed to compensate for the 	<p>PR-D-0081 (Turnberry for Exeter College)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0092 (Wolvercote Neighbourhood Forum)</p> <p>PR-D-0093 (KDW)</p>	<p>This change is a consequence of the substantive modification at MM 20 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 20.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>deletion of the site at PR10. This disturbs the environmental balance as PR10 is not in the Green Belt.</p> <ul style="list-style-type: none"> • The release of more Green Belt land should be delayed until the accuracy of the 2014 SHMA figures, currently questioned by the OLP inspectors, has been resolved. • Green belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. 		

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 35</p> <p><i>(P.77; Policy PR3: The Oxford Green Belt; Policy PR9)</i></p> <p>Amend sentence to read: Policy PR9 – removal of 17.7 <u>27</u> hectares of land as shown on inset Policies Map PR9</p>	<ul style="list-style-type: none"> Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would 	<p>PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0093 (KDW) PR-D-0091 (Cllr Middleton)</p>	<p>This change is a consequence of the substantive modification at MM 21 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 21.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of Green Belt</p> <ul style="list-style-type: none"> • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15 • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. 		

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. Traffic problems at Kidlington Roundabout will be worsened. The land take is being increased by more than a third. This significant increase in the land take has not been properly justified beyond the expediency of having to replace land previously accolated in Woodstock. 		
<p>Main 37</p> <p><i>(P.82; Policy PR4a: Sustainable Transport; Policy PR4a: Sustainable Transport)</i></p> <p>Amend to read: The strategic developments provided for under Policies PR6 to PR910 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</p>	<ul style="list-style-type: none"> Financial contributions not detailed yet will have a material impact on the effectiveness of the Plan. Costings for the Sustainable Transport Plan are estimated where the current funding is known to fall short of the need. The scale of the shortfall to be met by developers is unknown. It is likely that the affordable housing quantum will be reduced as a result. A more complete and detailed costing is required for the Sustainable Transport Plan so that the scale of funding required can be more accurately obtained with greater clarity on the contributions required from developers. The Plan fails to meet the objectively assessed development and infrastructure requirements, 	<p>PR-D-0039 (A Applegarth) PR-D-0091 (Cllr I Middleton)</p>	<p>This is a consequential referencing modification caused by the deletion of PR10.</p> <p>These representations do not address this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>necessary improvements to infrastructure and services for public transport.</p>	<p>including unmet requirements from neighbouring authorities. The unmet need, based on the 2014 SHMA, has not been substantiated, has been questioned by the Oxford City Plan Inspector and I therefore not justified.</p> <ul style="list-style-type: none"> • A formal costing which confirms the actual affordable housing to be provided is required to justify the exceptional circumstance of development on the Green Belt, as required by the NPPF. • A portion of the housing earmarked for PR8 and PR9 is to meet the growth requirement of Merton College which appears a commercial venture for the University of Oxford. • The proposed modification lacks detail as to what additional mitigations will be required. 		
<p>Main 38 <i>(P.85; Para 5.67; Point 5)</i></p> <p>Amend sub-point v. to read 'creating high- quality built and natural environments <u>that can be sustained in the long term, and</u></p> <p>Re-number sub-point vi. as sub-point vii.</p> <p>Add new sub-point vi. '<u>the construction of sustainable urban drainage systems</u>'</p>	<ul style="list-style-type: none"> • Anglian Water Services Limited supports new sub-point vi "the construction of sustainable urban drainage systems". • Supports modification. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. 	<p>PR-D-0008 (Anglian Water)</p> <p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0083 (CDWA) PR-D-0093 (KDW)</p>	<p>Noted</p> <p>Noted</p> <p>The issues raised in these representations do not relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 39</p> <p><i>(P.86; Para 5.69; New Point)</i></p> <p>Add new point 11 to read <u>'enhance health and well-being'</u></p>	<ul style="list-style-type: none"> • Supports modification • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0093 (KDW)</p>	<p>Noted</p> <p>The issues raised in these representations do not relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.</p> <ul style="list-style-type: none"> • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 41 <i>(P.86; Policy PR5: Green Infrastructure; Point (1))</i></p>	<ul style="list-style-type: none"> • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the 	<p>PR-D-0083 (CDWA) PR-D-0093 (KDW)</p>	<p>The issues raised in these representations do not relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend to read, 'Applications will be expected to: (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'</p>	<p>examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.</p> <ul style="list-style-type: none"> • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 42</p> <p><i>(P.86; Policy PR5: Green Infrastructure; Point (8))</i></p>	<ul style="list-style-type: none"> • Supports modification. 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend to read 'Demonstrate where multi-functioning GI can be achieved, <u>including helping to address climate change impacts and taking into account best practice guidance.</u>'</p>	<ul style="list-style-type: none"> • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • In view of the Council's climate change emergency motion, the Plan should be reassessed in view of the harm to green spaces, additional emissions, increased populations and increased traffic congestion. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is 	<p>PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0093 (KDW) PR-D-0056 (Yarnton Parish Council)</p>	<p>The issues raised in these representations do not relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.</p> <ul style="list-style-type: none"> • The Council should consider alternative sites outside the Green Belt. • The proposed modification alone is inadequate as it should be included in every aspect of the Plan and not just the Green Infrastructure. The buildings themselves and their connecting highways and route ways need to be included. • Yarnton Parish Council has passed a Climate Emergency Resolution and will expect every aspect of these developments to match the aims of its Resolution, as of Cherwell District Council's own Climate Emergency resolution. Needs to be more positively prepared. 		
<p>Main 43</p> <p><i>(P.86; Policy PR5: Green Infrastructure; Point (9))</i></p> <p>Amend to read: 'Provide details of how GI will be maintained and managed <u>in the long term.</u>'</p>	<ul style="list-style-type: none"> • Supports modification. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0083 (CDWA)</p> <p>PR-D-0093 (KDW)</p>	<p>Noted</p> <p>The issues raised in these representations do not relate to this modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>of additional Green Belt. Alternative sites or strategies have not been properly considered.</p> <ul style="list-style-type: none"> • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. 		
<p>Main 44</p> <p><i>(P.88; Para 5.85; 2nd sentence)</i></p> <p>Amend to read' ...It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the emerging Cherwell Design Guide Supplementary Planning</p>	<ul style="list-style-type: none"> • Supports modification. 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Document (SPD), and to Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, <u>and Oxfordshire County Council's Cycling and Walking Design Guides...</u>'</p>			
<p>Main 45</p> <p><i>(P.89; Policy PR6a – Land East of Oxford Road - Policies Map; Land East of Oxford Road)</i></p> <p>Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.</p>	<ul style="list-style-type: none"> The proposed main modification is supported. Reducing the land allocated to the school by nearly a third is not justified. 	<p>PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>Noted</p> <p>The reduction in the land allocated for the school followed advice from Oxfordshire CC, as education authority. Their representation confirms their support for this modification.</p>
<p>Main 46</p> <p><i>(P.90; Policy PR6a – Land East of Oxford Road; Point 1)</i></p> <p>Amend to read 'Construction of 690 650 dwellings (net) on approximately 25 24 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate</p>	<ul style="list-style-type: none"> The proposed main modification is supported. Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0067 (CPRE)</p>	<p>Noted</p> <p>The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall '<i>the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate</i></p>

Modification Number	Comment/Issue	Representation Number	Officer Response
average net density of 40 dwellings per hectare'	<p>across this area, the 4,400 houses would be built at a density of 16 dph.</p> <ul style="list-style-type: none"> A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. The benefits of high density include lower house prices, lower emissions, and greater social cohesion. 		<i>development that respects its context. I see nothing unsound in that approach.'</i>
<p>Main 47</p> <p><i>(P.90; Policy PR6a – Land East of Oxford Road; Point 3)</i></p> <p>Amend to read 'The provision of a primary school with at least three two forms of entry on 32.2 hectares of land in the location shown'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. Important infrastructure improvements are being eroded by the proposed modification. 	<p>PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>Noted</p> <p>The modification has been proposed in response to the requirements of Oxfordshire CC, as Education authority.</p>
<p>Main 48</p> <p><i>(P.90; Policy PR6a– Land East of Oxford Road; Point 7)</i></p> <p>Amend first sentence to read, '...pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary within the area of green space as shown on the policies map.'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. The proposed modification represents a reduction in accessibility 	<p>PR-D-0010 North Oxford Consortium)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>Noted</p> <p>Officer's disagree that this modification represents a reduction in accessibility. The modification introduces consistency with other policies in the Plan.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 49</p> <p><i>(P.91; Policy PR6a - Land East of Oxford Road; Policy PR6a – point 10 (a))</i></p> <p>Add a second sentence to point 10 (a) to read: <u>‘Minor variations in the location of specific uses will be considered where evidence is available.’</u></p>	<ul style="list-style-type: none"> • The proposed main modification is supported. • The proposed main modification is supported if the word ‘minor’ is deleted. • Appears to give a huge amount of unspecified latitude. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>Noted</p> <p>Officer’s do not agree that the word ‘minor’ should be deleted.</p> <p>This modification refers to ‘minor’ variations in the location of specific uses. This amendment was agreed by the Council at the Local Plan Hearing.</p>
<p>Main 50</p> <p><i>(P.91; Policy PR6a – Land East of Oxford Road; Point 10 (b))</i></p> <p>Amend to read ‘Two pPoints of vehicular access and egress from and to existing highways, primarily from Oxford Road’</p>	<ul style="list-style-type: none"> • Modification supported due to the size of the development. • Suggests deleting ‘existing highways, primarily from’ as this is superfluous. • The proposed main modification should be deleted as this limits flexibility at the Development Brief stage. • Suggests deleting ‘primarily’ • It is understood that the Highway authority would require two points of access but are surprised that the landowners’ illustrative plans seem to show two accesses to the Oxford Road fairly close together. • An access point off the P&R junction would be better for managing increased traffic flows and would be less disruptive to cyclists and pedestrians. 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0063 (GreenWay Oxfordshire)</p>	<p>Noted</p> <p>Whilst officer’s do not object to the deletion of ‘primarily’ as requested by Oxfordshire CC and GreenWay, in principle, it is not considered that the change is necessary for soundness.</p> <p>This modification was made at the request of Oxfordshire CC, as Highway Authority. Officers do not agree that the modifications should be deleted.</p> <p>The detailed comments raised by GreenWay Oxfordshire do not relate specifically to this modification. They are issues more appropriately addressed through the development brief.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 51</p> <p><i>(P.91; Policy PR6a – Land East of Oxford Road; Point 10 (c))</i></p> <p>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. <u>Required access to existing property via the site should be maintained.</u>'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted
<p>Main 52</p> <p><i>(P.92; Policy PR6a– Land East of Oxford Road; Point 13)</i></p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>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, and protected and notable species surveys as appropriate, including for 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>Main 53</p> <p><i>(P.92; Policy PR6a– Land East of Oxford Road; Point 15)</i></p> <p>Amend to read 'The application shall be supported by a Heritage Impact Assessment which will include identify measures to avoid or minimise conflict with the identified heritage assets</p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></p>			
<p>Main 54 <i>(P.92; Policy PR6a– Land East of Oxford Road; Point 17)</i></p> <p>Amend to read 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'</p>	<ul style="list-style-type: none"> • The treatment of effluent and references to the Environment Agency are not required and should be deleted. • Requests that the proposed wording of Policy PR6a Point 17 is amended to read: "...in principle that foul drainage from the site will be accepted into the foul drainage network." 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0034 (Thames Water)</p>	<p>This modification has been made following representations from Natural England and recommendations from the Water Cycle Study.</p> <p>Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.</p>
<p>Main 55 <i>(P.93; Policy PR6a– Land East of Oxford Road; Point 18)</i></p>	<ul style="list-style-type: none"> • The proposed main modification is supported. 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend to read'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></p>			
<p>Main 56</p> <p>(P.93; Policy PR6a– Land East of Oxford Road; New Point) Add new point 20 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'</p> <p>Re-number subsequent points</p>	<ul style="list-style-type: none"> • Reference to a soils management plan is unnecessary and should be deleted as this can be addressed at the Development Brief or planning application stage. • Supports modification. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0085 (Oxfordshire CC)</p>	<p>Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF.</p> <p>Noted</p>
<p>Main 57</p> <p><i>(P.93; Policy PR6a - Land East of Oxford Road; Policy PR6a – point 21.)</i></p> <p>Amend the final sentence to read:</p>	<ul style="list-style-type: none"> • The proposed main modification is supported. 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>'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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.'</p>			
<p>Main 58</p> <p><i>(P.94; Policy PR6a– Land East of Oxford Road; Point 28)</i></p> <p>Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be incorporated and made evident in the landscape design of the site.'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>
<p>Main 59</p> <p><i>(P.96; Policy PR6b - Land West of Oxford Road; Point 1)</i></p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	<p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend to read: 'Construction of 670 530 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.'</p>	<ul style="list-style-type: none"> • The Partial Review Strategy was lacking, alternatives to dumping housing in the Green Belt were not properly examined, and the one site outside the Green Belt found unsuitable. • The Examination should be re-opened. • An increase of 140 dwellings on PR6b is not justified. • In a declared Climate Change Emergency, destroying a huge number of established trees on the golf course is unforgivable. • Pollution levels nearby are already higher than European and WHO standards. • The Harbord Road Area Residents Association have submitted thorough and extensive evidence on the removal of these trees, and GW endorses that submission. • The destruction of trees is contrary to several local plan policies. • The tree survey conclusions posted by the Council are frankly risible. • The University has confirmed that it wishes to provide staff accommodation on some of the site; that is not 'need' as defined. • The modification should be deleted, and the site and trees omitted from the Partial Review. • Is not consistent with policies on the natural environment and related issues such as climate change. • If the proposed main modification cannot be deleted, the number of homes should then be increased from 530 to 531 homes. 	<p>PR-D-0063 (GreenWay Oxfordshire)</p> <p>PR-D-0078 (H & B Henning)</p>	<p>This change is a consequence of the substantive modification at MM 18 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 18.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion. 	PR-D-0067 (CPRE)	The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall <i>'the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach.'</i>
<p>Main 60</p> <p><i>(P.96; Policy PR6b – Land West of Oxford Road; Policy PR6b – point 8 (a))</i></p> <p>Add a second sentence to point 8 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></p>	<ul style="list-style-type: none"> • The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted
Main 61	<ul style="list-style-type: none"> • Supports modification due to the size of the development. 	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><i>(P.96; Policy PR6b - Land West of Oxford Road; Point 8(b))</i></p> <p>Amend to read ' Two pPoints of vehicular access and egress from and to existing highways, <u>primarily from Oxford Road, and connecting within the site.</u></p>	<ul style="list-style-type: none"> • Suggests deleting 'existing highways, primarily from' as this is superfluous. • The proposed main modification should be deleted as this limits flexibility at the Development Brief stage. • Objection to the possibility of vehicular access to site PR6b via Five Mile Drive, Linkside Avenue, and Lakeside. • This would substantially change the nature of these roads which are narrow and close to houses. This would lead to more noise and pollution. • It should be clear that any access from Lakeside should be restricted to pedestrians and cyclists. • The caveat 'primarily' should be removed. • The word 'primarily' should be removed as the wording would allow a connection between the golf course site and the Lakeside-Linkside Avenue cul-de-sac in the Five Mile Drive area which would be very damaging. • The area is currently being used as a rat-run and traffic will only become worse when cars are travelling along Five Mile Drive to Rothafield Road and Sunderland Avenue towards the Cutteslowe roundabout. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0063 (GreenWay Oxfordshire)</p> <p>PR-D-0068 (Cllr P Buckley)</p> <p>PR-D-0006 (Prof J Gittins)</p> <p>PR-D-0092 (Wolvercote Neighbourhood Forum)</p> <p>PR-D-0094 (M Treisman)</p>	<p>This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017), this change was carried through and submitted in March 2018 to the Inspector for examination alongside all the relevant evidence. Transport matters related to Main 61 and the Plan as a whole were discussed extensively at the Plan's examination.</p> <p>Whilst officer's do not object to the deletion of 'primarily' as requested by Oxfordshire CC and others, in principle, it is not considered that the change is necessary for soundness.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Traffic in the area will be noisy, intrusive leading to air-polluting rat-run traffic, carrying increased danger especially to children in the area and to the health of the residents. • The Northern Gateway project and other house-building projects north of Oxford will lead to further increases in traffic. • The only other possible vehicular access to site PR6b would be via Lakeside which is a very narrow road through a residential area. This would not be an effective or justified solution and has not been positively prepared as the access to the site has not been considered. 		
<p>Main 62</p> <p><i>(P.98; Policy PR6b - Land West of Oxford Road; Point 11)</i></p> <p>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, <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</p>	<ul style="list-style-type: none"> • The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
building assessment for roosting barn owl, a tree survey and an assessment of water bodies			
<p>Main 63</p> <p><i>(P.98; PR6b - Land West of Oxford Road; Point 13)</i></p> <p>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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted
<p>Main 64</p> <p><i>(P.98; Policy PR6b - Land West of Oxford Road; Point 15)</i></p> <p>Amend to read 'The application should demonstrate that Thames</p>	<ul style="list-style-type: none"> The treatment of effluent and references to the Environment Agency are not required and should be deleted. Requests that the proposed wording of Policy PR6b Point 15 is amended to read: "...in principle that foul 	PR-D-0010 (North Oxford Consortium) PR-D-0034 (Thames Water)	This modification was proposed following a representation from Natural England and recommendations from the Water Cycle Study.

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Water has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'</p>	<p>drainage from the site will be accepted into the foul drainage network."</p>		<p>Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.</p>
<p>Main 65</p> <p><i>(P.98; Policy PR6b - Land West of Oxford Road; New Point)</i></p> <p>Add new point 16 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'</p> <p>Re-number subsequent points</p>	<ul style="list-style-type: none"> • Supports modification. • Reference to a soils management plan is unnecessary and should be deleted as this can be addressed at the Development Brief or planning application stage. 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0010 (North Oxford Consortium)</p>	<p>Noted</p> <p>Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF.</p>
<p>Main 66</p> <p><i>(P.98; Policy PR6b – Land West of Oxford; Point 17)</i></p> <p>Delete point 17 and renumber subsequent points accordingly</p>	<ul style="list-style-type: none"> • The proposed main modification is supported. • Criterion 17 should not be deleted. • Object to Frieze Farm being the only available site for a replacement golf course when site PR6b is developed. 	<p>PR-D-0010 (North Oxford Consortium)</p> <p>PR-D-0017 (S Stewart)</p> <p>PR-D-0018 (B England)</p>	<p>Noted</p> <p>Officers do not accept that Criterion 17 should be retained.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The site is too small for an 18-hole golf course. • Access is difficult. • There should be a policy that allows provision for an 18-hole golf course with at least the same acreage and facilities that North Oxford Golf Club currently hold. • NPPF paragraph 97 states that recreational facilities cannot be destroyed unless they are replaced by something equivalent or better. Frieze Farm is not bigger nor better. • A golf architect's report has confirmed that Frieze Farm is not a suitable site. • The course is not surplus to requirements. It is forecast that more golf and sports facilities will be required in the future in the Oxford area. • Criterion 17 is required to ensure that the issues to be determined under paragraph 97 of the NPPF are addressed at the point of the planning application. • Criterion 21 does not provide an adequate safeguard for the loss of criterion 17. • There is a possibility that the Inspector in his post hearing advice note did not have the GreenWay evidence and golf architect's report before him. Otherwise it is impossible to understand how he was able to come to his conclusions. • The need for relocation of the full 18 holes to replace the North Oxford Golf Club is overwhelming. 	<p>PR-D-0020 (G Oliver) PR-D-0021 (J Orton) PR-D-0022 (L Lawrence) PR-D-0024 (M Eynon) PR-D-0025 (M Honey) PR-D-0027 (A Gallaher) PR-D-0029 (S Wood) PR-D-0030 (D Humphrey) PR-D-0032 (B Moon) PR-D-0033 (T Brighthouse) PR-D-0035 (J Gibbins) PR-D-0037 (A Leake) PR-D-0038 (R Burrridge) PR-D-0041 (B Orton) PR-D-0045 (C Lane)</p>	<p>It is implicit from the Inspector's advice note (PC 5) that he considers requirement 17 unnecessary, given requirement 21 of the policy (which in part covers the tests contained in paragraph 74 of the 2012 NPPF) and his preliminary conclusion.</p> <p>The Inspector states '<i>I raised a question at the hearings about the reference in the policy (under criterion 17) to the need for any application to be supported by enough information to demonstrate that the tests contained in paragraph 74 of the (2012) NPPF are met, so as to enable development of the golf course. Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing golf course, it could, if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.</i></p> <p><i>On that basis, notwithstanding questions around whether the existing golf course is surplus to requirements, which are addressed under criterion 21 in any event, the tests in paragraph 74 have been met and criterion 17 can be deleted'.</i></p> <p>The Council would also reiterate the conclusions set out in its Open Space, Sport &</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
		PR-D-0047 (G Davidson) PR-D-0048 (T Hughes) PR-D-0051 (N Clarke) PR-D-0060 (M Gibbard) PR-D-0063 (GreenWay Oxfordshire) PR-D-0064 (N Lawrence) PR-D-0065 (Dr T Buley) PR-D-0071 (North Oxford Golf Club) PR-D-0077 (M Cahill) PR-D-0083 (CDWA) PR-D-0090 (S Blight) PR-D-0093 (KDW) The following representations did not specifically refer	<p>Recreation Assessment and Strategies Part 2: Sports Facilities Strategy (PR103b) which relate to golf provision in the District (Paras 11.49 – 11.54).</p> <p>Specifically, at para 11.51 the Study states that if the North Oxford Golf Course be redeveloped, the long-term shortfall in provision to meet the demands of the forecast population in the Kidlington sub-area alone may be in the order of 6 holes. The minimum replacement requirement to solely meet the needs of the Kidlington population is therefore one 9-hole golf course.</p> <p>The Study also notes at paragraph 11.53 that as golf has a significant commercial element provision will change to reflect patterns of demand. Over time the expectations for golf change and it will be important for clubs to respond to keep facilities as viable and vibrant as possible. England Golf advises that more flexibility in membership options and in course formats are part of the changes needed to ensure increased viability. England Golf commented that there is good open access to golf across the District but notes that there are no Par 3 courses or other shorter formats which are more suitable for the beginner and for young people.</p> <p>Officers can confirm that the Inspector was in receipt of all the documentation submitted as</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
		to MM 66 but made similar comments: PR-D-0019 (S Duke) PR-D-0023 (G Phillips) PR-D-0026 (I Watkins) PR-D-0028 (F Luteijn) PR-D-0031 (IC Architects) PR-D-0036 (R Lloyd) PR-D-0043 (A Freeland) PR-D-0044 (S Hifle) PR-D-0046 (I North) PR-D-0055 (M Fisher) PR-D-0058 (A Oliver) PR-D-0066 (J Ahlquist)	evidence to the EIP by GreenWay Oxfordshire. This was corroborated directly with the Inspector via the Programme Officer. GreenWay Oxfordshire were notified of the Inspector's confirmation. This matter was debated extensively at the hearings, the Inspector reached his preliminary conclusions having considered all available evidence including golf specific evidence in support of Matter 4 statements: <ul style="list-style-type: none"> • Hawtree Ltd – Greenway Oxfordshire • WYG 's North Oxford Golf Course Report – Savills • Gaunt Golf Design Report – Savills • Sports Facilities Strategy (PR103b) – Cherwell District Council
Main 67	<ul style="list-style-type: none"> • The proposed main modification is supported. 	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><i>(P.99; Policy PR6b - Land West of the Oxford Road; Policy PR6b – point 19)</i></p> <p>Amend the final sentence to read: ‘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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.’</p>	<ul style="list-style-type: none"> • The alteration to this delivery Policy has been requested by the site owners. • Site owners are obviously concerned that the relocation of the golf course will hamper delivery of the site. • A new golf course will take 5-10 years to deliver. PR6b can therefore not contribute to delivering a continuous 5-year housing supply – or indeed any housing development within the plan period. • Site PR6b should be deleted from the allocations. • More explanation needed. 	<p>PR-D-0063 (GreenWay Oxfordshire) PR-D-0091 (Cllr I Middleton)</p>	<p>This matter was previously discussed at the Hearing with the amendment agreed by the Council. This modification has been proposed to provide certainty that a five-year housing land supply can be achieved.</p> <p>For consistency the proposed modification also applies to other site allocation policies (Main Mods 57, 81, 94, 110, 123) and housing delivery policies at Main Mods 136 and 141.</p> <p>Reference should also be made to the detailed responses made under MM 18 and 66.</p>
<p>Main 68</p> <p><i>(P.101; Policy PR6c – Land at Frieze Farm; Whole Policy)</i></p> <p>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</p>	<ul style="list-style-type: none"> • Requests that the proposed wording of Policy PR6c Point 10 is amended to read: “The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the foul drainage network” • Modification takes us no further with re-provision of a suitable site were the Golf course to be developed. It is not consistent with National Policy which has been incorrectly applied. 	<p>PR-D-0034 (Thames Water)</p> <p>PR-D-0063 (GreenWay Oxfordshire)</p>	<p>Whilst officer’s do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.</p> <p>Reference should be made to the substantive responses made under MM 18 and 66</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>the West of Oxford Road under Policy PR6b.</p> <p><u>Planning Application Requirements</u></p> <p>1. 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. The Development Brief shall <u>include:</u></p> <p><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></p> <p><u>(b) Points of vehicular access and egress from and to existing highways</u></p> <p><u>(c) An outline scheme for public vehicular, cycle, pedestrian and</u></p>	<ul style="list-style-type: none"> • Frieze Farm cannot meet the tests in Para 74 (now 97) of the NPPF to provide a replacement 18-hole course and facilities. • There is a possibility that the Inspector in his post hearing advice note did not have the GreenWay evidence and golf architect's report before him. Otherwise it is impossible to understand how he was able to come to his conclusions. • The Inspector's post hearing advice note encouraged the Council to consider the PR6c site for some housing and a link road however this has not been followed through. • Land at Frieze Farm (PR6c) should be allocated for 220 homes and a link road. 	<p>PR-D-0081 (Turnberry for Exeter College)</p>	<p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. Paragraphs 8.66 – 8.69 specifically refer to the consideration of Frieze Farm.</p>

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<p><u>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></p> <p><u>(d) Protection and connection of existing public rights of way</u></p> <p><u>(e) incorporate d</u> Design principles that respond to the landscape, <u>canal-side</u> and Green Belt setting and the historic context of Oxford</p> <p><u>(f) Outline measures for 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</u></p>			

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	<p><u>(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>		

Modification Number	Comment/Issue	Representation Number	Officer Response
	<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>		

Modification Number	Comment/Issue	Representation Number	Officer Response
<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 II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p> <p><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></p>			

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<p><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></p> <p><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 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</u></p>			

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	<p><u>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 secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a</u></p>		

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><u>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></p>			
<p>Main 69 <i>(P.103; Paragraph 5.90; Last sentence)</i></p> <p>Amend last sentence to read: A clearly defined field boundary partially marks the extent of the area that is identified for development and the remainder of the southern boundary follows a former historic field boundary.</p>	<ul style="list-style-type: none"> Proposed modification supported 	<p>PR-D-0014 (Pegasus for Barwood Development)</p>	<p>Noted</p>
<p>Main 71 <i>(P.104/105; Paragraph 5.96; New Point & Points 5 to 8)</i></p> <p>Renumber points 5 to 8 as 6 to 9</p>	<ul style="list-style-type: none"> Fully support Main 71, Main 87 and Main 88 relating to PR7b. Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open 	<p>PR-D-0080 (Kidlington PC)</p>	<p>The comments from Kidlington PC in support of this modification are noted.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Insert new point 5. To read: <u>Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.</u></p>	<p>space and sports facilities to meet the existing deficiencies and the needs of the new population.</p> <ul style="list-style-type: none"> It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council. 		
<p>Main 72 <i>(P.106; Policy PR7a – Land South East of Kidlington; Policies Map – Land South East of Kidlington)</i></p> <p>Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary (see attached)</p>	<ul style="list-style-type: none"> Supports proposed modification. Considers the proposed modification soundly based, being positively prepared, justified and effective. <ul style="list-style-type: none"> Promised infrastructure enhancements and green space provisions are being eroded for the sake of expediency. 	<p>PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p> <p>PR-D-0080 (Kidlington PC) PR-D-0091 (Cllr I Middleton)</p>	<p>Noted</p> <p>This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a • The site extension proposed conflicts with available evidence and is not justified • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake 		<p>Reference should therefore be made to the full response under MM 19.</p>
<p>Main 73 <i>(P.106; Policy PR7a – Land South East of Kidlington; Policies Map – Land South East of Kidlington)</i></p>	<ul style="list-style-type: none"> • Considers the proposed modification soundly based, being positively prepared, justified and effective. 	<p>PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).</p>	<ul style="list-style-type: none"> • Objection raised concerning the increased in housing and reduction of green space. • Existing roads are already busy and congested. • The existing green space is valuable to the community. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake. 	<p>PR-D-0080 (Kidlington PC) PR-D-0052 (F Gibson)</p>	<p>This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 19.</p>
<p>Main 74</p>	<ul style="list-style-type: none"> • Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. 	<p>PR-D-0014 (Pegasus for</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><i>(P.107; Policy PR7a – Land South East of Kidlington; Point 1)</i></p> <p>Amend to read: ‘Construction of 430 230 dwellings (net) on 21 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.’</p>	<ul style="list-style-type: none"> • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7a as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake. 	<p>Barwood Developments) PR-D-0054(Turley for Landowner for the northern parcel of PR7a)</p> <p>PR-D-0070 (Harbord Road Area Residents Assoc) PR-D-0080 (Kidlington PC)</p> <p>PR-D-0067 (CPRE)</p>	<p>This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 19.</p> <p>The perceived discrepancies between the areas indicated in MM 74 and MM 75 are as the result of the ‘rounding’ of numbers.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • MM 74 increases the residential area from 11 to 21 hectares. I.e. an increase of 10 hectares. • The increase in MM 74 (10 has) is not consistent with the decrease (10.5has) in MM75. • The reduction of 10.5 has in MM75 must be amended to 10has instead of 10.5has to be consistent with MM74 thus giving the benefit of any rounding to the community. • Opposed to the allocation of Green Belt to meet Oxford’s unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion. • Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development. 	<p>PR-D-0069 (Bloombridge)</p>	<p>Reference should therefore be made to the full response under MM 19.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council’s preferred approach has departed from the advice provided by the Inspector. • References to the respondent’s evidence on landscape, Green Belt and transport that supports the PR6c site for residential. • Issues of the additional release of Green Belt land identified are: <ul style="list-style-type: none"> ○ the proposed southern boundary being weak or non-existent. ○ It could set a dangerous precedent for further release between Kidlington and the A34. ○ It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused. 	PR-D-0081 (Turnberry for Exeter College)	Reference should therefore be made to the full response under MM 19.
<p>Main 75</p> <p><i>(P.107; Policy PR7a – Land South East of Kidlington; Point 4)</i></p> <p>Amend to read: The provision of 21.5 11 hectares of land to provide formal sports facilities for the development and</p>	<ul style="list-style-type: none"> • Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. 	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054(Turley for Landowner for the northern parcel of PR7a)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
for the wider community and green infrastructure within the Green Belt	<ul style="list-style-type: none"> • Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • MM 74 increases the residential area from 11 to 21 hectares. I.e. an increase of 10 hectares. • The increase in MM 74 (10 has) is not consistent with the decrease (10.5has) in MM75. • The reduction of 10.5 has in MM75 must be amended to 10has instead of 10.5has to be consistent with MM74 thus giving the benefit of any rounding to the community. • The proposed modification reduces provision of green infrastructure and recreation facilities. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. 	<p>PR-D-0069 (Bloombridge)</p> <p>PR-D-0070 (Harbord Road Area Residents Assoc)</p> <p>PR-D-0080 (Kidlington PC)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 19.</p> <p>The proposed modification will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure.</p> <p>The site promoter submission (PR119) demonstrates that the remaining 11 hectares can accommodate 4 ha of pitch provision and green infrastructure.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake. 		
<p>Main 76</p> <p><i>(P.107; Policy PR7a – Land south east of Kidlington; Policy PR7a – point 9 (a))</i></p> <p>Add a second sentence to point 9 (a) to read: <u>‘Minor variations in the location of specific uses will be considered where evidence is available.’</u></p>	<ul style="list-style-type: none"> Supports proposed modification. Considers the proposed modification soundly based, being positively prepared, justified and effective. Supports modification if the word ‘minor’ is deleted. 	<p>PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p> <p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p> <p>Officers do not support the word ‘minor’ being deleted.</p>
<p>Main 77</p> <p><i>(P.109; Policy PR7a – Land South East of Kidlington; Point 12)</i></p> <p>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</u></p>	<ul style="list-style-type: none"> Supports proposed modification Considers the proposed modification soundly based, being positively prepared, justified and effective. 	<p>PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><u>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 and an assessment of water bodies.'</p>			
<p>Main 78 <i>(P.109; Policy PR7a – Land South East of Kidlington; Point 14)</i> Amend to read 'The application should demonstrate that Thames Water, <u>Natural England has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'</p>	<ul style="list-style-type: none"> • Considers the proposed modification soundly based, being positively prepared, justified and effective. • Requests that the proposed wording of Policy PR7a Point 14 is amended to read: "...in principle that foul drainage from the site will be accepted into the foul drainage network." • Objection raised to proposed re-wording of Policy PR7a point 14: It implies agreement in principle for foul drainage to enter the network needs to be secured from each of Thames Water, the Environment Agency and Natural England • In principle approval should be sought through Thames Water only, consistent with NPPF para 183 which 	<p>PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p> <p>PR-D-0034 (Thames Water)</p> <p>PR-D-0014 (Pegasus for Barwood Developments)</p>	<p>Noted</p> <p>Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.</p> <p>This modification follows representations from Natural England and recommendations from the Water Cycle Study.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>discourages use of the planning system duplicating other consent regimes</p> <ul style="list-style-type: none"> • There is nothing in the Water Cycle Addendum (PR105) to support the change as it concludes the change in discharge is not significant • As such the modification is considered unsound as it is neither justified, effective nor consistent with national policy 		
<p>Main 79</p> <p><i>(P.109; Policy PR7a – Land South East of Kidlington; Point 16)</i></p> <p>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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u>'</p>	<ul style="list-style-type: none"> • Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. 	<p>PR-D-0014 (Pegasus for Barwood Developments)</p> <p>PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p>	<p>Noted</p>
<p>Main 80</p> <p><i>(P.109; Policy PR7a – Land South East of Kidlington; New Point)</i></p>	<ul style="list-style-type: none"> • Supports modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0054 (Turley for</p>	<p>Noted</p> <p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Add new point 17 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'</p> <p>Re-number subsequent points</p>	<ul style="list-style-type: none"> • Objection raised to the requirement In Policy PR7a for provision of a “management plan for the appropriate re-use and improvement of soils”: • There is no policy support provided within the reasoning for the modification • The policy is vague and imprecise as to what constitutes “appropriate re-use” and it is not clear that the impact of the policy in terms of cost or viability has been assessed • The SA does not provide any additional evidence to support the change and indicates no change to SA findings as a result • Potential for soil improvement on site is limited • The purpose of the change is unclear and is considered unsound as it is not justified 	<p>Landowner for the northern parcel of PR7a)</p> <p>PR-D-0014 (Pegasus for Barwood Developments)</p>	<p>Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF.</p>
<p>Main 81</p> <p><i>(P.110; Policy PR7a – Land south east of Kidlington; Policy PR7a – point 19.)</i></p> <p>Amend the final sentence to read: ‘The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a</p>	<ul style="list-style-type: none"> • Considers the proposed modification soundly based, being positively prepared, justified and effective. • Objection continues to be raised to Policy PR7a point 19: • The proposed amended wording remains unclear and could be used as a mechanism to apply a brake on delivery, contrary to NPPF para 58 	<p>PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)</p> <p>PR-D-0014 (Pegasus for Barwood Developments)</p>	<p>Noted</p> <p>This matter was previously discussed at the Hearings where this amendment was agreed by the Council. This modification has been proposed to provide certainty that a five year housing land supply can be achieved. It is also justified in light of the urgent need for</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>programme showing how the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.</p>	<ul style="list-style-type: none"> • Comments raised by the site promoter during Matter 5 discussions at the Hearings and Barwood’s written hearing statement paras 2.21 to 2.23 remain valid • Barwood are committed to deliver the site at the earliest opportunity and given market signals it expects delivery to proceed apace once on site • The removal of the phasing restriction on the site is welcomed (Main 137), but concern remains over the purpose and application of this policy requirement, which is considered unsound as it is neither justified, effective or consistent with national policy. 		<p>housing and land being released in the Green Belt for that reason.</p> <p>For consistency the proposed modification also applies to other site allocation policies (Main Mods 57, 67, 94, 110, 123) and housing delivery policies at Main Mods 136 and 141.</p>
<p>Main 82</p> <p><i>(P.111; Policy PR7b – Land at Stratfield Farm; Policies Map-Land at Stratfield Farm)</i></p> <p>Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend green space boundary (See attached)</p>	<ul style="list-style-type: none"> • Objection raised concerning the increased in housing and reduction of green space. • Existing roads are already busy and congested. • The existing green space is valuable to the community. • Residential space is being increased at the expense of the conservation area and amendments are being made to Green Belt boundaries. 	<p>PR-D-0052 (F Gibson) PR-D-0091 (Cllr I Middleton)</p>	<p>This change is a consequence of the substantive modification at MM 20 and these representations raise similar issues to those made in response to that modification.</p> <p>Reference should therefore be made to the full response under MM 20.</p>
<p>Main 83</p> <p><i>(P.112; Policy PR7b – Land at Stratfield Farm; Point 1)</i></p>	<ul style="list-style-type: none"> • Welcomes the recognition that land at Stratfield Farm can accommodate more than 100 dwellings. • The site promoter considers the site can accommodate up to 175 dwellings. 	<p>PR-D-0075 (Carter Jonas for Manor Oak)</p>	<p>Whilst acknowledging the comments of Carter Jonas on behalf of Manor Oak the Council, for the reasons set out in its evidence including the Site Capacity Sense Check (PR110) does not agree with the site capacity proposed.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>across this area, the 4,400 houses would be built at a density of 16 dph.</p> <ul style="list-style-type: none"> A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. The benefits of high density include lower house prices, lower emissions, and greater social cohesion. 		<p><i>development that respects its context. I see nothing unsound in that approach.'</i></p>
<p>Main 84 <i>(P.112; Policy PR7b – Land at Stratfield Farm; Point 7)</i></p> <p>Amend to read: 'Creation of a nature conservation area on 6.3 5.3 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.'</p>	<ul style="list-style-type: none"> The proposed modification reduces the conservation area and green spaces originally proposed as mitigation for Green Belt erosion. 	<p>PR-D-0091 (Cllr I Middleton)</p>	<p>This modification is a consequence of MM 20 which extends the residential area of this site.</p>
<p>Main 85 <i>(P.112; Policy PR7b – Land at Stratfield Farm; Point 9)</i></p>	<ul style="list-style-type: none"> Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council. 	<p>PR-D-0080 (Kidlington PC)</p>	<p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council <u>and the Canal and River Trust</u>'</p>			
<p>Main 86</p> <p><i>(P.112; Policy PR7b – Land at Stratfield Farm; Policy PR7b – point 10 (a))</i></p> <p>Add a second sentence to point 10 (a) to read: '<u>Minor variations in the location of specific uses will be considered where evidence is available.</u>'</p>	<ul style="list-style-type: none"> • Supports modification if the word 'minor' is deleted. 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>Officers do not support the word 'minor' being deleted.</p>
<p>Main 87</p> <p><i>(P.113; Policy PR7b – Land at Stratfield Farm; Policy PR7b – Point 10 (b))</i></p> <p>Points of vehicular access and egress from and to existing highways with, <u>unless otherwise approved</u>, at least two separate points:</p>	<ul style="list-style-type: none"> • Fully support Main 71, Main 87 and Main 88 relating to PR7b. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and 	<p>PR-D-0080 (Kidlington PC)</p>	<p>The comments from Kidlington PC in support of this modification are noted.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area.</p> <ul style="list-style-type: none"> • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. • Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council. • Supports modification but suggests amendment to read: ‘The scheme shall include an access road from the Oxford Road service road connecting to the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex only, as shown on the inset Policies Map. 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>Oxfordshire CC proposed amendment is noted. They are issues more appropriately addressed through the development brief.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 88</p> <p><i>(P.113; Policy PR7b – Land at Stratfield Farm; Policy PR7b – Point 10 (c))</i></p> <p>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.</p>	<ul style="list-style-type: none"> • Supports modification but suggests amendment to read: ‘The scheme shall include an access road from the Oxford Road service road connecting to the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex only, as shown on the inset Policies Map. • Fully support Main 71, Main 87 and Main 88 relating to PR7b. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. 	<p>PR-D-0085 (Oxfordshire CC)</p> <p>PR-D-0080 (Kidlington PC)</p>	<p>Noted. They are issues more appropriately addressed through the development brief.</p> <p>The comments from Kidlington PC in support of this modification are noted.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council. 		
<p>Main 90</p> <p><i>(P.115; Policy PR7b - Land at Stratfield Farm; Point 16)</i></p> <p>Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle and the Environment Agency, have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'</p>	<ul style="list-style-type: none"> Requests that the proposed wording of Policy PR7b Point 16 is amended to read: "...in principle that foul drainage from the site will be accepted into the foul drainage network." 	PR-D-0034 (Thames Water)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.
<p>Main 93</p> <p><i>(P.115; Policy PR7b - Land at Stratfield Farm; New Point)</i></p> <p>Add new point 19 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'</p>	<ul style="list-style-type: none"> Supports modification. 	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Re-number subsequent points			
<p>Main 95</p> <p><i>(P.121; Policy PR8 – Land East of the A44; Point 1)</i></p> <p>Amend to read: ‘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</p>	<ul style="list-style-type: none"> • Affordable housing proposed on site PR8 cannot be reserved for the sole use of the University of Oxford as it is contrary to the purpose of the Plan in meeting Oxford’s unmet need. Main 95 should clarify that the affordable housing will be open to all key workers of Oxford • Policy PR8, particularly building on Green Belt is neither sound, effective or justified • Dwellings on PR8 should not be built as they are for the exclusive benefit of Oxford University by providing staff housing and student accommodation • Required numbers are exaggerated and are based on out of date calculations • Sandy Lane should not be closed to vehicular traffic • Residents of Yarnton are dependent on easy access to services and facilities in Kidlington. Residents should not be expected to walk • Rural populations are dependent on the car to access services and closure of Sandy Lane will add a 6 mile journey. This will increase emissions, congestion, journey times and inconvenience • Disagrees with the analysis in Table 2.1, p. 22 of document PR109. It ignores the fact that many car journeys on the A44 are accessing the A34 • Opposed to the allocation of Green Belt to meet Oxford’s unmet need. However, if Green Belt is to be 	<p>PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss)</p> <p>PR-D-0067 (CPRE)</p>	<p>The points raised in these representations have been noted but they are not directly related to the proposed modification.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>developed, it is vital that it is used as efficiently as possible.</p> <ul style="list-style-type: none"> The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. The benefits of high density include lower house prices, lower emissions, and greater social cohesion. 		
<p>Main 96</p> <p><i>(P.121; Policy PR8 - Land East of the A44; Point 4)</i></p> <p>Amend to read 'The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown'</p>	<ul style="list-style-type: none"> The proposed main modification is supported. The Tripartite's education consultants (EFM) advised that the level of provision will be the maximum required on the site and is most likely to be less. Supports modification. 	<p>PR-D-0057 (David Lock for the PR8 parties)</p> <p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p> <p>Noted</p>
<p>Main 97</p> <p><i>(P.121; Policy PR8 - Land East of the A44; Point 5)</i></p> <p>Amend to read 'The provision of a primary school with at least two</p>	<ul style="list-style-type: none"> The proposed main modification is supported. The Tripartite's education consultants (EFM) advised that the level of provision will be the maximum required on the site and is most likely to be less. 	<p>PR-D-0085 Oxfordshire CC)</p> <p>PR-D-0057 (David Lock for the PR8 parties)</p>	<p>Noted</p> <p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
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.'			
<p>Main 98</p> <p><i>(P.122; Policy PR8 - Land East of the A44; Point 17)</i></p> <p>Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council, <u>Network Rail and the Canal and River Trust</u>'</p>	<ul style="list-style-type: none"> • Yarnton Parish Council should be included as a consultee. 	<p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0056 (Yarnton Parish Council)</p>	<p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>
<p>Main 99</p> <p><i>(P.122; Policy PR8 – Land east of the A44; Policy PR8 – 18 (a))</i></p> <p>Add a second sentence to point 18 (a) to read: '<u>Minor variations in the location of specific uses will be considered where evidence is available.</u>'</p>	<ul style="list-style-type: none"> • The intent of the proposed main modification is welcomed however would like to delete the word 'minor' to add the necessary flexibility for the site. • Supports modification if the word 'minor' is deleted. 	<p>PR-D-0057 (David Lock for the PR8 parties)</p> <p>PR-D-0085 (Oxfordshire CC)</p>	<p>Officers do not support the word 'minor' being deleted.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 100</p> <p><i>(P.122; Policy PR8 - Land East of the A44; Point 18 b)</i></p> <p>Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate, connecting points from and to the A44 and including the use of the existing Science Park access road.'</p>	<ul style="list-style-type: none"> • Supports modification. • There is little detail on how traffic flow along the A44 will be managed and the potential for additional congestion has not been addressed. Traffic will back up within the PR8 site which will in turn delay buses. • The proposed modification has huge implications for traffic flow along the A44, and thus has not been assessed. More detail is needed. • The Transport Assessment Addendum (PR109) acknowledges that traffic along the A44 will be worse and beyond capacity, and that further junctions will increase traffic delays and hinder bus flow without including any assessment of these additional junctions with PR8. Unsound, not yet positively prepared. 	<p>PR-D-0085 Oxfordshire CC)</p> <p>PR-D-0091 (Clr I Middleton)</p> <p>PR-D-0056 (Yarnton PC)</p>	<p>Noted</p> <p>This point is not directly related to this proposed main modification. Traffic along the A44 was discussed extensively at the EiP including detailed discussions of transport evidence. The Inspector in his Preliminary Advice Note (PR5) stated <i>'It is fair to note at the outset that building 4,400 homes Anywhere in Cherwell is likely to have significant impacts in traffic terms. However, the principle of siting the required allocations along an established transport corridor is a sound one. I accept that traffic along this transport corridor is already relatively heavy, but the route clearly offers the best opportunity to provide incoming residents with opportunities to travel by means other than the private car. Moreover, development along the corridor can reasonably be expected to contribute to transport improvements along it, including those that encourage means of access into Oxford by means other than the private car.'</i></p> <p>Transport Assessment Addendum (document PR109) was prepared to inform the Main Modifications and concludes that the proposed reallocation of dwellings resulting from the deletion of site PR10 from the Plan is</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>expected to have a positive effect upon overall levels of road traffic (and associated congestion at peak times) that have been forecast to result from the allocation of 4,400 homes being considered.</p>
<p>Main 101</p> <p><i>(P.123; Policy PR8 - Land East of the A44; Point 18 (f))</i></p> <p>Amend to read: 'In consultation with Oxfordshire County Council and Network Rail, proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles...'</p>	<ul style="list-style-type: none"> • Agrees with the OSM forecast in Appendix 1 Table 4.1, p.21. • Closure of Sandy Lane would cause massive disruption and is unacceptable to Yarnton residents. • The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • Consultation to involve local residents. • Main 101 should be amended to ensure consultation includes Yarnton Parish Council, Begbroke Parish Council and Kidlington Parish Council. 	<p>PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss) PR-D-0056 (Yarnton PC)</p>	<p>The closure of Sandy Lane was considered at the EIP. In his post hearing advice note (PC5) the Inspector stated '<i>I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound.</i>'</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p> <p>Infrastructure providers such as Network Rail and County Council as Local Highway Authority undertake specific consultations when progressing their plans and infrastructure schemes.</p>
<p>Main 104</p> <p><i>(P.124; Policy PR8 - Land East of the A44; Point 22)</i></p>	<ul style="list-style-type: none"> • Supports modification. 	<p>PR-D-0085 Oxfordshire CC)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Amend to read: '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. <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></p>	<ul style="list-style-type: none"> • Traffic surveys should be undertaken on Sandy Lane before proposals are included in any release to developers • Agrees with the OSM forecast in Appendix 1 Table 4.1, p.21. • Closure of Sandy Lane would cause massive disruption and is unacceptable to Yarnton residents. • The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • A full assessment of the effects to close the level crossing to vehicles should be undertaken now and not be left to the developer. • Dispute the accuracy of the SOCG-98 submitted jointly by Cherwell District Council, Oxfordshire County Council and Network Rail in February 2019 stating without any evidence that Sandy Lane is a 'peak hour rat run'. Recognise the need to make it a safer route, and Yarnton Parish Council should be part of any discussions for its alteration. Unsound, not yet positively prepared. 	<p>PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)</p>	<p>The closure of Sandy Lane was considered at the EIP including detailed discussions of transport evidence and Statement of Common Ground SoCG-98. In his post hearing advice note (PC5) the Inspector stated '<i>I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound.</i>'</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p> <p>Infrastructure providers such as Network Rail and County Council as Local Highway Authority undertake specific consultations when progressing their plans and infrastructure schemes.</p>
<p>Main 105 <i>(P.125; Policy PR8 - Land East of the A44; Point 23)</i></p>	<ul style="list-style-type: none"> • Lacks consideration of the impact on existing dwellings in terms of increased flood risk as a result of adjacent developments 	<p>PR-D-0091 (Cllr I Middleton)</p>	<p>This representation does not directly relate to the proposed Main modification which was made following a representation from the Environment Agency.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>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 SFRA's. <u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u></p>			
<p>Main 106</p> <p><i>(P.125; Policy PR8 - Land East of the A44; Point 24)</i></p> <p>Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle and the</p>	<ul style="list-style-type: none"> • Requests that the proposed wording of Policy PR8 Point 24 is amended to read: "...in principle that foul drainage from the site will be accepted into the foul drainage network." 	<p>PR-D-0034 (Thames Water)</p>	<p>Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><u>Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'</p>			
<p>Main 109</p> <p><i>(P.125; Policy PR8 - Land East of the A44; New Point)</i></p> <p>Add new point 28 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils'</u></p> <p>Re-number subsequent points</p>	<ul style="list-style-type: none"> • Supports modification. 	<p>PR-D-0085 Oxfordshire CC)</p>	<p>Noted</p>
<p>Main 111</p> <p><i>(P.127; Paragraph 5.121)</i></p> <p>Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring</p>	<ul style="list-style-type: none"> • Previous commitments to maintaining biodiversity and habitats and informal access to green spaces appear to be 'watered down' 	<p>PR-D-0091 (Cllr I Middleton)</p>	<p>This is a consequential change to other modifications. It does not reduce the requirements for biodiversity habitats and green infrastructure.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>improved informal access to the countryside and significant ecological and biodiversity gains primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. <u>There will also be opportunities for significant ecological and biodiversity gains.</u> The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'</p>			
<p>Main 112</p> <p><i>(P.129; Policy PR9 – Land West of Yarnton; Policies Map – Land West of Yarnton)</i></p> <p>Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary</p>	<ul style="list-style-type: none"> • Requests confirmation that the revised policy map provides sufficient land to meet Oxfordshire CC's requirements for the school site. 	<p>PR-D-0085 (Oxfordshire CC)</p>	<p>The revised policy map amends the area reserved for the improvement/replacement of playing fields and amenity space for William Fletcher School. The area proposed reflects the requirements set out in the County Council's representations to the Submission Plan (July 2017). OCC's representation to the Main modifications now refers to a revised layout for the school which is a result of discussions</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land</p>	<ul style="list-style-type: none"> • Whilst supporting the extension of the residential area the respondent considers it should be extended further as contained in their submission PR122 • Reference is made to evidence base documents PR110, PR108 and PR113b. 	<p>PR-D-0084 (Gerald Eve for Merton College)</p>	<p>between Oxfordshire CC and Merton College only. Officers are concerned that the extended site requested for the primary school extension is not proportionate and therefore contrary to the CIL Regulations. Oxfordshire CC have previously advised that a site of 2.2 ha is required for a new 2FE primary school. However, in this instance when the additional land now being requested (1.8 ha) is added to the existing school site (1.2 ha) the total site area extends to approximately 3 ha. Officers are therefore of the view that in the absence of a detailed justification there is no reason to release more land from the Green Belt above that already proposed by the modifications. Furthermore, having regard to the Council's landscape evidence (PR108) and the requirement for significant engineering works to grade the land it is considered that the extended site would have an unacceptable landscape impact.</p> <p>Policy PR9 of the Submission Plan proposes the construction of 530 dwellings on approximately 16 has of land to the west of Yarnton.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The representation is accompanied by a map showing the amendments sought, which also includes an area safeguarded for further housing to the west. • The revised Green Belt boundary should be adjusted westwards including to accommodate the County Council request in conjunction with William Fletcher Primary School • the green space/park is considered inappropriate and unrelated in scale and kind to the draft allocation and should be replaced with a buffer area (denoted as public access land) and defined edge to the Green Belt with areas and routes accessible to the public. • The Policies Map should be amended as set out in the plans accompanying the representation. If the public open green space area is to be delivered it should be made clear that the Local Nature reserve will be delivered within it. 		<p>In his Advice Note (PC5) the Inspector advised that he had sympathy with the promoter's view argued at the Hearings that a more satisfactory development might be achieved by extending the residential development area westwards. He also suggested that in doing so the Council considers whether some additional homes could be achieved.</p> <p>The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration.</p> <p>A number of key constraints were identified and where necessary additional evidence commissioned. The key constraints included:</p> <ul style="list-style-type: none"> • High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels. • The need for an appropriate design response in relation to the A44. • Surface water drainage catchments falling towards the low-lying land in the eastern part of the site and the

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>associated land take for sustainable drainage features (SuDS).</p> <ul style="list-style-type: none"> • Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character. • Absence of field boundaries in the centre of the site • Historic landscape features <p>The Landscape Assessment for the site (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible green space would need to be secured through a development brief and a long-term management plan.</p>

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			<p>The Green Belt Study Addendum (CD PR104) stated that the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also marked a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm. The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside.</p> <p>The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.</p> <p>It continued by stating that the change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new</p>

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			<p>Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.</p> <p>In summary, the extension of the development area further west as advocated by the site promoters is not supported by the Council's evidence.</p> <p>Following the Inspector's Note three alternative schemes were submitted by the site promoters (PR122). All three schemes indicated substantial areas for biodiversity enhancement between retained agricultural land to the west and the residential areas to the east.</p> <p>This area is now reflected in the Council's modifications as 'new green space/parks'.</p> <p>Paragraph 81 of NPPF 1 states that local planning authorities should plan positively to enhance the beneficial use of Green Belt. This policy is continued in NPPF 2. Para 138 of the 2019 Framework also now states that local planning authorities should set out ways in which the impact of removing land from the</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them. 	<p>PR-D-0067 (CPRE) PR-D-0082 (B&YGBC) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)</p>	<p>Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.</p> <p>This approach is consistent with that for PR8 which has been accepted by its landowners/promoters. The proposed modifications are therefore justified and in accordance with Government policy.</p> <p>These representations raise similar issues to those made in response to MM 21.</p> <p>Reference should therefore be made to the full response under MM 21 in addition to those made above.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. • The extension of the residential area to 25 ha is a massive increase in land take for only 10 additional dwellings. There is no explanation of where the additional agricultural and green space will be located • If site PR9 is to be allocated, the Green Belt boundary should be tightly drawn around the actual development area • The provision of green space and retained agricultural land can be fulfilled whilst retaining land within the Green Belt rather than removing it as the modification proposes 		

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	<ul style="list-style-type: none"> • Do not advise the removal of the land from Green Belt protection and subjecting it to increased population pressure as a result of trampling, littering and damage. The land will become vulnerable to development at a later date and biodiversity will suffer • Table 3 of document PR106 confirms that the Green Belt land proposed to be developed is species rich and that protected / notable species are present in all sites • The proposed modification is considered unjustified as the proposed changes to the Policies Map for site PR9 are not considered the most appropriate. 		
<p>Main 113</p> <p><i>(P.130; Policy PR9 – Land West of Yarrnton; Point 1)</i></p> <p>Amend to read, 'Construction of 540 530 dwellings (net) on approximately 25 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'</p>	<ul style="list-style-type: none"> • Supports the extension of the residential area but considers it should be extended to comprise a larger area, as set out in the respondent's submission PR122, and shown on the plan accompanying the representation. • Policy PR9 should be amended to indicate the site could accommodate more homes as set out in PR122. • The Proposals Map should be amended as shown on the plan accompanying the representation, including an area safeguarded for future homes. • Object to the proposed main modification. The PR9 site should be reduced to 200 homes or deleted as an allocation. • Reference to the Landscape evidence and questioned the possibility of a defensible boundary. 	<p>PR-D-0084 (Gerald Eve for Merton College)</p> <p>PR-D-0069 (Bloombridge)</p>	<p>This representation raises similar issues to those made in response to MM112.</p> <p>Reference should therefore also be made to the full response under MM 112.</p> <p>These representations raise similar issues to those made in response to MM21.</p> <p>Reference should therefore also be made to the full response under MM 21.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Reference to the Transport Assessment Addendum and its lack of justification for the site to be allocated particularly it ranked 42 out of 44 sites. • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. It is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be 	PR-D-0082 (B&YGBC)	

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>provisional on further research that would in fact follow the release of said Green Belt.</p> <ul style="list-style-type: none"> • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed ‘unacceptable’ by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. 		
<p>Main 114</p> <p><i>(P.130; Policy PR9 – Land West of Yarnton; Point 3)</i></p> <p>Amend to read: ‘The provision of 1.6 1.8 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’</p>	<ul style="list-style-type: none"> • Sport England supports the proposed modification. • The increase in proposed area for potential expansion of William Fletcher Primary School is supported but will require consequential modifications to the Green Belt boundary. • Further engagement with the County Council in terms of spatial arrangements being sought would necessitate further development in what is currently shown as Green Belt, including an access road. • Requests amendment: ‘The provision of 1.8 hectares of land and financial contributions for use by the existing the expansion of William Fletcher Primary School by 0.5FE to facilitate and create a comprehensive safe, effective and practical 2FE school site to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space. 	<p>PR-D-0004 (Sport England)</p> <p>PR-D-0084 (Gerald Eve for Merton College)</p> <p>PR-D-0085 (Oxfordshire CC)</p>	<p>Noted</p> <p>These representations raise similar issues to those made in response to MM112.</p> <p>Reference should therefore also be made to the full response under MM 112.</p> <p>The comments of the County Council are noted but the changes are not considered necessary for the soundness of the Plan. The additional land is proposed for replacement playing pitches and amenity space to enable potential school expansion on the existing school site.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Main 115</p> <p><i>(P.130; Policy PR9 – Land West of Yarnton; Point 5)</i></p> <p>Amend to read: 'Public access within the 74 hectares of land <u>The provision of public open green space as informal parkland on 24.8 hectares of land</u> to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'</p>	<ul style="list-style-type: none"> The proposed modification is not considered to be justified. The draft policy should be amended to reflect a more appropriate position for providing access routes to the Ridgeway and enabling access from PR9 and Yarnton into the wider countryside and local area. It is not considered appropriate to provide a dedicated area for public open green space beyond the proposed development that would then become sterilised and removed from productive agricultural use. The amendments sought are shown on an amended Policy Map attached to the representation. Concerns raised regarding viability of the required management and funding of the open space. This is a significant alteration to green infrastructure commitments. 	<p>PR-D-0084 (Gerald Eve for Merton College)</p> <p>PR-D-0091 (Cllr I Middleton)</p>	<p>This representation raises similar issues to those made in response to MM112.</p> <p>Reference should therefore also be made to the full response under MM 112.</p> <p>This modification will result in additional green infrastructure being provided.</p>
<p>Main 116</p> <p><i>(P.130; Policy PR9 – Land West of Yarnton; Point 7)</i></p> <p>Insert '<u>The retention of 39.2 hectares of land in agricultural use in the location shown'</u></p>	<ul style="list-style-type: none"> The proposed modification is not considered to be justified as being the most appropriate. Removal of such a large area of agricultural land is not related in scale or kind to the draft allocation and no information is given as to how it would be funded, managed and delivered. A greater proportion of land should be capable of remaining in productive agricultural use. 	<p>PR-D-0084 (Gerald Eve for Merton College)</p>	<p>This is a consequential change to other modifications.</p>
<p>Main 117</p> <p><i>(P.130; Policy PR 9 - Land West of Yarnton; Policy PR 9 – point 8 (a))</i></p>	<ul style="list-style-type: none"> The proposed modification is not considered to be justified as the phrase “where evidence is available” leaves the standard of evidence open to interpretation. 	<p>PR-D-0084 (Gerald Eve for Merton College)</p>	<p>This modification was agreed by the Council at the Local Plan hearing.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Add a second sentence to point 8 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></p>	<ul style="list-style-type: none"> The words “where evidence is available” should be deleted. Supports modification if the word ‘minor’ is deleted. Yarnton Parish Council should be a consultee and development partner in the delivery of these plans. 	<p>PR-D-0085 Oxfordshire CC)</p> <p>PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)</p>	<p>Officers do not agree that the words ‘where evidence is available’ nor ‘minor’ should be deleted.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>
<p>Main 118</p> <p><i>(P.130; Policy PR9 – Land West of Yarnton; Point 8 (b))</i></p> <p>Amend to read: <u>'At least two separate pPoints of vehicular access and egress to and from the A44 with a connecting road between.'</u></p>	<ul style="list-style-type: none"> Suggests amendment to read: <u>'At least two separate points of vehicular access and egress, one of which must be directly onto the A44, to and from the A44'</u> The proposed modification is not considered to be justified The reason for the modification refers to Oxfordshire County Council representation PR-C-0832 but there is no reference within that document to support the proposed change. Main Modification 118 should be deleted and the road layout and principal accesses resolved through the scheme design development and Development Brief process. 	<p>PR-D-0085 Oxfordshire CC)</p> <p>PR-D-0084 (Gerald Eve for Merton College)</p>	<p>This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017) requiring two separate points of access. It is considered that further changes regarding access are more appropriately addressed through the development brief processes.</p> <p>This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017), this change was carried through and submitted in March 2018 to the Inspector for examination alongside all the relevant evidence. Transport matters related to Main 118 and the Plan as a whole were discussed extensively at the Plan’s examination.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • More detail needed on these proposals to ensure they do not cause further congestion on the A44 which is likely to be gridlocked anyway as a result of these plans and the Oxford North development. • The requirement of two points of vehicle access onto the A44 rises issues for traffic flow along the A44. • The effects of new junctions and of the traffic flow on the A44 have not been considered. Unsound, not yet positively prepared. 	PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	It is considered that the comments requesting further changes to Main 118 are more appropriately addressed through the development brief process or at planning application stage in response to site specific planning proposals. Main 118 is proportionate to plan making, it is not intended to replace the Transport Assessments needed at planning application stage.
Main 120 (P.132; Policy PR9-Land West of Yarnton; Point 14) Amend to read 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into the drainage its <u>network.</u> '	<ul style="list-style-type: none"> • Requests that the proposed wording of Policy PR9 Point 14 is amended to read: "...in principle that foul drainage from the site will be accepted into the foul drainage network." • Development on the slopes of Spring Hill will increase the likelihood of flooding and worsen current issues in Yarnton resulting from heavy rain. 	PR-D-0034 (Thames Water) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness. Both Thames Water and the Environment Agency raise no fundamental objections to this proposed allocation.
Main 122 (P.132; Policy PR9 – Land West of Yarnton; New Point)	<ul style="list-style-type: none"> • Supports modification. 	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>Add new point 17 to read '<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'</p> <p>Re-number subsequent points</p>	<ul style="list-style-type: none"> The levelling and re-distribution of soils at land to the north of the Sanctuary Housing residential home implies a great deal of work with heavy plant Concern raised at the developer's plan (PR122) to level the ground north of the Sanctuary Nursing Home to make a sports field by removing the excavated material from the site altogether. This implies an enormous amount of heavy traffic engaged in an environmentally unfriendly exercise. Unsound, not yet positively prepared. 	<p>PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)</p>	<p>Noted</p> <p>Noted</p>
<p>Main 124</p> <p><i>(P.135 to 137; Woodstock – Paragraphs 5.124 to 5.139)</i></p> <p>Delete paragraphs 5.124 to 5.139.</p>	<ul style="list-style-type: none"> Supports proposed modification 	<p>PR-D-0084 (Gerald Eve for Merton College)</p>	<p>Noted</p>
<p>Main 125</p> <p><i>(P.138 to 144; PR10 – Policies Map – Land south East of Woodstock; Proposals Map)</i></p> <p>Delete Proposals Map and Key</p>	<ul style="list-style-type: none"> Supports proposed deletion of site PR10 and the re-allocation of housing to other sites Supports proposed modification 	<p>PR-D-0075 (Carter Jonas for Manor Oak) PR-D-0084 (Gerald Eve for Merton College)</p>	<p>Noted</p>
<p>Main 126</p>	<ul style="list-style-type: none"> Supports proposed deletion of site PR10 and the re-allocation of housing to other sites. 	<p>PR-D-0075 (Carter Jonas for Manor Oak)</p>	<p>The representations in support of this modification are noted.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
<p><i>(P.139 to 143; PR10 – Land South East of Woodstock; Policy PR10)</i></p> <p>Delete Policy PR10</p>	<ul style="list-style-type: none"> • Support the deletion of the allocation at site PR10. • The development of PR10 would cause significant harm to the setting of Blenheim Palace World Heritage Site and the Blenheim Villa Scheduled Monument. • The intensification of settlement in the area and the subsequent increase in congestion would place undue stress on the local landscape and setting of Woodstock Conservation Area. • The development of PR10, in-combination with the ‘Land East of Woodstock’, would lead to the merger of Kidlington and Woodstock, with only London Oxford Airport separating the two. • The reallocation of the 410 dwellings set for PR10 to alternative sites in the Green Belt is unnecessary. The 4,400 dwellings identified to meet an ‘unmet need’ for Oxford City is unproven and highly exaggerated given the emergence of the latest OAN identified in the 2018 SHMA. • Supports proposed modification • Supports the deletion of Policy PR10 due to harm to Blenheim Palace WHS and impact on the landscape and setting of Woodstock 	<p>PR-D-0084 (Gerald Eve for Merton College)</p> <p>PR-D-0073 (Woodstock TC)</p> <p>PR-D-0016 (WODC)</p>	<p>The representations in support of this modification are noted.</p> <p>The representations in support of this modification are noted.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • All reasonable alternatives have been considered including the scope for a reduced quantum of development on PR10 • Agree to CDC pragmatic approach which addresses the housing shortfall through higher densities and extensions to other existing allocations in the context of exceptional circumstances for development in the Green Belt already having been accepted by the Inspector • Objects to the deletion of allocation PR10 from the Plan and the consequential further release of Green Belt land which is contrary to national policy • Consider PR10 to be a sustainable site which is compliant with the 2012 NPPF and supported by council officers and Historic England • The SA identifies PR10 as a reasonable site option but the significant effects of PR10 (paragraphs 1.22 – 1.34) contains significant errors 	<p>PR-D-0062 (Terence O'Rourke for the Vanbrugh Unit Trust & Pye Homes)</p>	<p>The Council's evidence supporting the submitted plan considered the site to be a reasonable one to consider. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area". Additionally, it was originally concluded that the effects of development would be acceptable, and that development would contribute to the achievement of sustainable development (CD PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt.</p> <p>Having reviewed all written and oral evidence, the Inspector has provided a planning</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>judgement that allocation of the site would not be sound. He has made it clear that he does not believe “...that the impact on the setting, and thereby the significance of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation.” But, notwithstanding the potential for screen planting, his view is that ‘...the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area...’.</p> <p>This planning judgement, with the Inspector’s additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), weighed heavily in the Council’s considerations. The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector’s judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock.</p> <p>The Council has been conscious of Historic England's position and the fact that, following the publication of the Proposed Submission Plan, no objection was received from ICOMOS. It has also been mindful of the site's non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting. The SA addendum notes that a reduced and/or less dense PR10 would most likely reduce the area of open greenfield land that would be developed and the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment) and 13 (Efficient Use of Land). However, it noted that the same sensitivities and therefore the potential for significant negative effects still exist as for the original SA of the site. The SA</p>

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			<p>also notes uncertainty as the exact scale, design and layout of a smaller allocation in this location (and any mitigations/enhancements) are unknown. Having regard to all the above considerations, and the fact that the Inspector's concerns relate to the principle of development rather than the quantum or configuration, the Council considered that site PR10 was not suitable for the purpose of preparing main modifications. A re-configuration of the residential area would not overcome the Inspector's concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector's concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.</p>
<p>Main 131 <i>(P.147; Policy PR11 - Infrastructure Delivery; Point 1(a))</i></p>	<ul style="list-style-type: none"> • Anglian Water Services Limited supports the amended policy wording. 	<p>PR-D-0008 (Anglian Water)</p>	<p>Noted</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read 'provide and maintain physical, community and green infrastructure'			
<p>Main 134</p> <p><i>(P.148; Policy PR11 - Infrastructure Delivery; Policy PR11)</i></p> <p>Add new point 4: <u>'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'</u></p>	<ul style="list-style-type: none"> • Supports modification. 	PR-D-0085 Oxfordshire CC)	Noted
<p>Main 137</p> <p><i>(P.150; Policy PR12a - Delivering Sites and Maintaining Housing Supply; 3rd paragraph)</i></p> <p>Delete the paragraph:</p>	<ul style="list-style-type: none"> • Supports proposed modification. 	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner of	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
<p>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>	<ul style="list-style-type: none"> Alternative sites should be considered to allow flexibility and to ensure homes are delivered without further delays. The Moors in Kidlington should be allocated for 300 homes. The site scores well in the Sustainability Appraisal. Request that the duration of the Plan is extended to 2036, bringing it in line with Oxford City’s Local Plan timeframe and allowing a realistic delivery trajectory 	<p>northern parcel of PR7a)</p> <p>PR-D-0069 (Bloombridge)</p> <p>PR-D-0093 (KDW)</p>	<p>This matter was previously discussed at the Hearing and the Council is content that the Plan provides sufficient flexibility. The proposed housing trajectory takes into account the Planning Performance Agreements and Development Briefs for the proposed sites which have been agreed with the site promoters, and the process is twin-tracked with the Plan adoption enabling faster submission of planning applications.</p> <p>The Plan period up to 2031 reflects the time period covered in the Cherwell adopted Local Plan Part 1 (2011-2031). In addition, the agreed Oxfordshire Housing and Growth Deal with central Government commits to deliver 100,000 homes up to 2031.</p>
<p>MM 138</p> <p><i>(P.150; Policy PR12a - Delivering Sites and Maintaining Housing Supply; 5th Paragraph)</i></p> <p>Amend to read: 'Permission will only be granted for any of the allocated sites if it can be</p>	<ul style="list-style-type: none"> The alteration to this delivery Policy has been requested by the site owners. Site owners are obviously concerned that the relocation of the golf course will hamper delivery of the site. A new golf course will take 5-10 years to deliver. PR6b can therefore not contribute to delivering a continuous 5-year housing supply – or indeed any housing development within the plan period. 	<p>PR-D-0063 (GreenWay Oxfordshire)</p>	<p>This modification has been proposed to provide certainty that a five year housing land supply can be achieved. It is essential that the policy provides that five year housing land supply is measured against the trajectory, rather than an annualised target, because the latter could lead to a shortfall in five year supply, which in turn could lead to unplanned and unsustainable development. National</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>continuous five year housing land supply (i.e. measured against the local plan housing trajectory)”</p> <ul style="list-style-type: none"> The modification is considered unsound as it is neither positively prepared, justified, effective, nor consistent with national policy. A potential solution would be to amend the trajectory in Appendix 3 to indicate delivery at PR7 commencing in 2021/22. 		
<p>Main 139</p> <p><i>(P.151; Policy PR12b - Sites Not Allocated in the Partial Review; Point (3))</i></p> <p>Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a potentially developable site'</p>	<ul style="list-style-type: none"> Little explanation as to why this amendment has been made other than to act as clarification to the landowners 	PR-D-0091 (Cllr I Middleton)	This modification is proposed for clarification purposes only.
<p>Main 146</p> <p><i>(P.162; Appendix 3 – Housing Trajectory)</i></p> <p>Update housing trajectory as indicated on revised trajectory attached</p>	<ul style="list-style-type: none"> The expected delivery of homes during 2021/22 is now impossibly ambitious, and this combines with a lack of certainty on infrastructure timing and delivery. E.g. the A44 bus lane. The housing delivery schedule suggests a period of development going on for 9 years which is far too long a period to endure the disruption and blight that will be associated with the building works. The new homes should be built site by site. 	<p>PR-D-0069 (Bloombridge)</p> <p>PR-D-0091 (Cllr I Middleton)</p> <p>PR-D-0056 (Yarnton Parish Council)</p>	This matter was previously discussed at the Hearing and the Council is content that the Plan provides sufficient flexibility. The proposed housing trajectory takes into account the Planning Performance Agreements and Development Briefs for the proposed sites which have been agreed with the site promoters, and the process is twin-tracked with the Plan adoption enabling faster submission of planning applications.

Modification Number	Comment/Issue	Representation Number	Officer Response
	<p>Objection raised to the trajectory in Appendix 3 for site PR7a:</p> <ul style="list-style-type: none"> • It is unsound as it is not effective, justified, positively prepared nor consistent with national policy • It runs contrary to the intent of MM Main 137 which removes the previous phasing restriction • Appendix 3 should be amended to indicate that site PR7s delivers housing from 2021/22 onwards 	<p>PR-D-0014 (Pegasus for Barwood Developments)</p>	<p>Each development site is required to have a Delivery Plan in the interest of maintaining a five-year housing supply and the Plan’s housing trajectory as a whole.</p> <p>The proposed housing trajectory demonstrates a 5.3 year of housing supply. The proposed modifications help to provide certainty that a five year housing land supply can be achieved. As stated above, it is crucial and in accordance with national policy (para 47 of the 2012 NPPF and para 73 of the 2019 NPPF) for the plan to have a housing trajectory.</p>
<p>Main 147 <i>(P.163-182; Appendix 4 – Infrastructure Schedule)</i> Update infrastructure schedule (see attached updated schedule)</p>	<ul style="list-style-type: none"> • Sport England supports IDP projects 30, 51, 52, 60, 61, 62, 63, 64, 65, and 66. <p>Objection raised to Appendix 4:</p> <ul style="list-style-type: none"> • There is a lack of clarity with many provisions as to which site allocations are to fund which pieces of infrastructure, how the division of funding is being determined and how any equalisation between funding partners is being assessed, and therefore whether this aspect of the Plan is compliant with the deliverability aspect of NPPF 34 • Where funding is shown as coming from “private sector developers” it should be made clear if this is predominantly or exclusively from a specific site. Similarly, is all development in Cherwell expected to contribute to such infrastructure or solely those schemes promoted through the Partial Review? 	<p>PR-D-0004 (Sport England)</p> <p>PR-D-0014 (Pegasus for Barwood Developments)</p>	<p>Noted</p> <p>The Plan’s Infrastructure Schedule (including modification Main 147) is proportionate to plan making. The plan process to date has helped identify infrastructure, costs and means of funding and delivery in compliance with PPG and NPPF for plan making. This process is not intended to replace infrastructure planning at development brief and planning application stages. As the Plan progresses to adoption, infrastructure monitoring and delivery will form part of the Council’s yearly Infrastructure Delivery Plan Updates and AMR reporting informed by the latest position from infrastructure providers</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> The appendix is considered unsound as it is neither effective, justified or consistent with national planning policy, and needs substantial review to provide certainty and clarity. Suggests additional modification to line 48 (formally 32) of the Infrastructure Schedule: 'Provision of blue corridors for public open space / recreation / green infrastructure within those areas of the site in FZ 3. Suggests additional modification to line 51 (formally 35) of the Infrastructure Schedule: 'Sports hall at PR8 Secondary School for that can accommodate multi shared community use / community service delivery – one additional 4 court sports hall to Sport England specification 34.5 x 20 x 7.5 (690 sqm). Need to ensure that infrastructure projects are fully planned, costed and funded before houses are built. Failure could lead to serious adverse impacts for current and future residents. Yarnton Parish Council need to be involved and consider the Plan will be more positively prepared and effective if their comments are noted and included. 	<p>PR-D-0085 Oxfordshire CC)</p> <p>PR-D-0056 (Yarnton PC) PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton)</p>	<p>and stakeholders. Infrastructure provision was discussed at the Local Plan hearings including the content and explanations provided in the Council's Delivery Topic Paper (PR100) which details compliance with NPPF and makes clear the schedule is a 'live' document. The Plan and its proposals are informed by viability assessments (documents PR49, PR100 and PR111) in compliance with the NPPF.</p> <p>The County Council comments for schemes 32 and 35 of Main 147 are noted. It is considered these changes are not necessary for soundness and are more appropriately addressed through the development brief process.</p> <p>Refer to detailed response to MM 147 and Transport evidence.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • The inclusion of a bus gate in Kidlington raises a number of questions regarding its operation, the impact on local roads and the impact on emissions and air quality. • Agrees that Sandy Lane should be kept open for pedestrians and cyclists but this shouldn't be to the detriment of vehicular use of Sandy Lane. It is an important road link between local villages. Improving cycle and pedestrian access alongside maintaining vehicular access would be welcomed. • The removal of planned bus lanes is unsound as ensuring efficient and reliable bus journey times both into and out of Oxford is essential for delivery of the sustainable transport plan. • Main 147 makes no reference to inclusion of a northbound bus lane on the A44 between Cassington Road and Loop Farm. This is the most heavily congested stretch of the A44. • It is not clear how the removal of the pedestrian / cycle bridge and bus priority at Kidlington Roundabout on the A4260 supports the soundness of the transport strategy and desire to encourage walking and cycling. 		<p>Regarding Sandy Lane, bus gate, bus lanes and access to site PR7b please refer to detailed response to MM 147 and Transport evidence.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> • Access from PR7b onto an already congested roundabout needs to be planned and fully modelled prior to the release of this site from the Green Belt. • The removal of sustainable travel improvements on the A44 corridor to provide access to Woodstock is unsound. • The notion the canal can be a commuter route into Oxford is unsound. Protection measures including a dark canal corridor (Note 59) would render the towpath as only being suitable for recreational use due to the long periods where it will be too dark for safe usage. • Requests deletion of reference to Education and Skills Funding Agency as a source of funding. 		<p>Comment on Canal protection is noted, the Plan's Appendix 6 – Thematic Maps indicates 'strategic' and 'Other key cycle routes' linking the Plan's area with Oxford and other locations. Policy PR4a Sustainable Transport notes the provision of a Super Cycle way along the A4260 and provision of new and enhanced cycling routes into Oxford. There are a number of cycling routes which will have different functions. Transport including cycling provision was discussed extensively at the Local Plan hearings. MM147 responds to Canal protection without detriment to the Plan's cycling provision.</p> <p>County Council requests deletion of ESFA reference. The Infrastructure schedule reflects opportunities raised by the ESFA at Proposed Submission Stage (PR-C-0806). The infrastructure schedule is a live document not intended to replace the stages of infrastructure planning work at development brief and planning application stages which will inform infrastructure monitoring an update. A change to the MMs is not required.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> Yarnton and Begbroke Parish Councils should be involved and consulted in the update of the Infrastructure Schedule. There should also be consultation with Cycle UK, Cyclox, social services, private carer organisations, Clinical Commissioning Groups (OCCG), GPs and other health service providers 		<p>Yarnton and Begbroke Parish Councils' comments are noted. The Council's Duty to Cooperate Statement and its Addendum (PR 90 and PR115) detail the Council's engagement with stakeholders including OCC, OCCGG and GP practices to inform the Plan's preparation. Infrastructure Schedule is not intended to replace the stages of infrastructure planning work at development brief and planning application stages. As the Plan progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly Infrastructure Delivery Plan Updates and AMR reporting informed by the latest position from infrastructure providers and stakeholders.</p> <p>The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.</p>
<p>Main 147 <i>(Infrastructure Schedule Item 80)</i></p>	<ul style="list-style-type: none"> The indicative figure for a replacement golf course of £4m is too low. The cost would be no less than £10m. Yarnton Parish Council needs to be involved in these plans. 	<p>PR-D-0063 (GreenWay Oxfordshire) PR-D-0056 (Yarnton Parish Council)</p>	<p>As acknowledged in the representation these are 'indicative' figures only.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
Main 147 <i>(Infrastructure Schedule Item 82)</i>	<ul style="list-style-type: none"> This project which is the 'Retention of c3 ha of land in agricultural as part of PR6a was, it is believed, put in place to protect far reaching views from Cutteslowe Park over the Cherwell Valley. It is requested that this aim be reflected in the Policy 'Main aim' by policy rewording. 	PR-D-0070 (Harbord Road Area Residents Assoc)	The points raised in this representation have been noted but they are not directly related to the proposed modification.
General (Policy PR7a Map)	<ul style="list-style-type: none"> Supports proposed modification 	PR-D-0014 (Pegasus for Barwood Developments)	Noted
General PR7a – Extension of site	<ul style="list-style-type: none"> this proposal is inappropriate and excessive, both in size and location; area PR7a, in the parish, has had its housing allocation almost doubled, this further increases concerns about traffic, pollution etc; an increased allocation to other adjacent areas further exacerbates issues with reduction of the green gap between Oxford and Kidlington; the current burial site allocation will not be sufficient for future use with the increase in housing; the increase in allocation for housing in area PR7a significantly reduces the area allocated to sports provision and green space; the potential Oxford to Cambridge Expressway along the route of the A34 would have significant noise and pollution effect on PR7a's extended site. 	PR-D-0086 (Gosford and Water Eaton PC)	Whilst acknowledging the concerns expressed by Gosford and Water Eaton PC officers consider that in the context of housing need and the plan's strategy, additional Green Belt release at site PR7a (10 hectares) can be justified while retaining a significant, albeit narrower, gap (11.5 hectares) to the A34 and the achievement of policy objectives for green infrastructure and sport and recreation. The Council's evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development. In relation to the concerns raised regarding the potential Oxford-Cambridge Expressway, Government has yet to announce its preferred route. The Partial Review requires the provision of 0.7 hectares of land within the developable area of site PR7a for an extension to Kidlington Cemetery. This is considered sufficient to meet the need resulting from the changes

Modification Number	Comment/Issue	Representation Number	Officer Response
			<p>proposed to site PR7a. This matter can be further explored as part of the development brief process.</p> <p>Reference should also be made to the substantive officer response to MM 19 above.</p>
<p>General- Infrastructure Capacity site PR6a Land East of Oxford Road</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> • Upgrades to water supply network infrastructure and a phasing plan may be required • Wastewater network may require upgrades to the existing drainage infrastructure • A drainage strategy detailing foul and surface water strategies will be required 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates:</p> <ul style="list-style-type: none"> • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted • Wastewater network connection: Infrastructure upgrades will be required
<p>General- Infrastructure Capacity site PR6b Land West of Oxford Road</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> • Upgrades to water supply network infrastructure and a phasing plan may be required • Wastewater network may require upgrades to the existing drainage infrastructure • A drainage strategy detailing foul and surface water strategies will be required 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates:</p> <ul style="list-style-type: none"> • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

Modification Number	Comment/Issue	Representation Number	Officer Response
			<ul style="list-style-type: none"> Wastewater network connection: Infrastructure upgrades will be required
<p>General- Infrastructure Capacity site PR7a Land South East of Kidlington</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> Upgrades to water supply network infrastructure and a phasing plan may be required Wastewater network may require upgrades to the existing drainage infrastructure Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. All development in the Kidlington area going ahead may be a cause for concern 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates:</p> <ul style="list-style-type: none"> Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted Wastewater network connection: Infrastructure upgrades will be required
<p>General- Infrastructure Capacity Land off Oxford Road Kidlington</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> No concerns with regard to waste water networks in relation to the development. Additional details of the development would be required to undertake a more detailed assessment of impact. All development in the Kidlington area going ahead may be a cause for concern. 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates:</p> <ul style="list-style-type: none"> Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

Modification Number	Comment/Issue	Representation Number	Officer Response
			<ul style="list-style-type: none"> Wastewater network connection: Infrastructure upgrades will be required
<p>General- Infrastructure Capacity site PR8 Land east of the A44</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> Upgrades to water supply network infrastructure and a phasing plan may be required Strategic drainage infrastructure is likely to be required to ensure sufficient capacity in the wastewater network Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. Development would require a strategic solution and all development in the Kidlington area going ahead may be a cause for concern. 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) indicates:</p> <ul style="list-style-type: none"> Waste Water Treatment Works (Cassington): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted Wastewater network connection: Infrastructure upgrades may be required
<p>General- Infrastructure Capacity site PR9 Land West of Yarnton</p>	<p>Thames Water Utilities updated infrastructure comments indicate:</p> <ul style="list-style-type: none"> Upgrades to water supply network infrastructure and a phasing plan may be required Strategic drainage infrastructure is likely to be required to ensure sufficient capacity in the wastewater network Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. Development would require a strategic solution and all development in the Kidlington area going ahead may be a cause for concern. 	<p>PR-D-0034 (Thames Water)</p>	<p>The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates:</p> <ul style="list-style-type: none"> Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

Modification Number	Comment/Issue	Representation Number	Officer Response
General	<ul style="list-style-type: none"> • Consider the Plan to be unsound as it is unnecessary and unsustainable. • 4000 homes are far too many. • Focus on one Green Belt site if there is a justified need. • Review of Oxford’s actual housing need based on fact and figures. • Removal of influence of the building industry in planning applications. • New homes generate extra traffic. The local system is already severely over stretched and is generating too much pollution which damages the health of local children. • The Council has not met its obligation to hold an effective consultation as ordinary members of the public cannot make their representations through the unhelpful system. Both the planning jargon and the requirement for comments to be made against specific modification numbers results in ordinary members of the public being effectively shut out from the commenting process. • Concerned about traffic and flooding and how the proposed developments will affect Yarnton residents and communities downstream • Yarnton Parish Council expects new development to match the standards in their Climate Emergency Resolution • Requests additional factual update at paragraph 3.67, final sentence to read: ‘The final route is expected to 	<p>PR-D-0052 (F Gibson) PR-D-0056 (Yarnton PC) PR-D-0095 (S Morgan)</p>	<p>Whilst the strength of feeling and concerns raised in these representations is fully understood they do not raise material issues that have not already been debated at length by all parties during the hearing sessions.</p> <p>They do not specifically relate to the Schedule of proposed Main Modifications.</p>

Modification Number	Comment/Issue	Representation Number	Officer Response
	open new links from Oxford and Oxford Parkway to Milton Keynes and Bedford by the mid 2020's 2019 and onto Cambridge in due course'.	PR-D-0085 Oxfordshire CC)	There is no objection to this factual update which can be drawn to the Inspector's attention.
General	<ul style="list-style-type: none"> • Site promotion – Land at number 42 and to the rear of 30-40 Woodstock Road East. 200 homes on 4.39ha at 45 dph. Brownfield site within the Green Belt. 	PR-D-0061 (RPS for Mr R Davies)	This is not a valid objection as is does not specifically relate to the Schedule of Proposed Main Modifications.
General	<ul style="list-style-type: none"> • Site promotion - The Moors in Kidlington. 300 homes. The site scores well in the Sustainability Appraisal. • The Plan departs from its terms of reference, notably on sustainability and the associated methodology for the Green Belt review, as described by LUC. • The Plan lacks sufficient flexibility in the availability of alternative or safeguarded sites to respond to deliverability problems, notably in relation to the A44 Corridor Strategy. • The Plan needs to be more flexible to provide for continuing and emerging needs for housing and employment. • Affordable housing at the PR8 site is unclear due to the University not wanting to make any provision. 	PR-D-0069 (Bloombridge)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.
General	<ul style="list-style-type: none"> • Site promotion – Land at Frieze Farm. 220 homes. • The site is compared against PR7a in light of the landscape and Green Belt evidence. The site has definitive boundaries. 	PR-D-0081 (Turnberry for Exeter College)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.
General	<ul style="list-style-type: none"> • Site promotion – 14-16 Woodstock Road. 50 homes. • Supports the strategy overall and the need for Green Belt release to help meet Oxford's unmet housing need. 	PR-D-0087 (Edgars for Mr & Mrs Tomes)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.

Modification Number	Comment/Issue	Representation Number	Officer Response
	<ul style="list-style-type: none"> Supports the proposed release of land from the Green Belt Policy PR3(a). 		

Modification Number	Comment/Issue	Representation Number	Officer Response
Main 147 and Transport evidence	Detailed points on adequacy of transport evidence and the Infrastructure schedule	PR-D-0083 (CDWA)	See below
<p>The reiteration of CDWA evidence given at the examination is noted, however the Inspector’s Advice Note (document PC5) recognises the potential inconvenience of proposed changes to the highway network, such as the closure of Sandy Lane to through vehicular-traffic. This was discussed during Local Plan hearings in February 2019 and the impact of such changes was not considered by the Inspector to render CDC’s approach unreasonable, or the Plan unsound.</p> <p>On the specific reference to frequency of bus service S3 (A44), in addition to regular 3 services per hour the S3 also provides 4 buses between Oxford and Yarnton/Begbroke within an hour at key time periods. This provides a high-frequency service linking these locations and Oxford at key commuting times.</p> <p>The Council disagrees with the representation’s assertion that PR8 would have ranked similarly to PR9 in ITP’s assessment (document PR52) if it was not for the above inaccuracies. Transport evidence including the ranking of sites (and specifically the reason for the scoring of PR9 which due to its size which distances its centroid from the existing network) was extensively debated at the Local Plan hearings.</p> <p>Comments on cycling and distances to employment locations are noted. Cycling distances were also debated extensively at the Local Plan hearings. Further transport evidence in addition to Transport Assessment (PR52) and Transport Topic Paper (PR102) was provided in a Transport Technical Note (document HEAR 1) specifically addressing cycling and accessibility to Oxford jobs from the allocated sites amongst other matters.</p>			

The transport assessment remains robust, its methodology is proportionate to the Plan and is applied consistently to all sites assessed.

The Council disagrees with the perceived Transport Assessment Addendum's erroneous representation of the A44 corridor bus links to Banbury, Woodstock and Oxford. The Transport Assessment Addendum (PR109) Table 3-1: 'Transport characteristics, opportunities and constraints' reflects the opportunities of existing and planned infrastructure and the alignment of the Plan with the Local Transport Plan (LTP). The LTP refers to strategic inter-urban bus network and shows the importance of the A44 and A4260 for high-speed, high-frequency services and its strategic importance for connections with Banbury – Oxford and/or Witney – Woodstock – Kidlington

Regarding comments on the deletion of public transport schemes: All transport schemes needed for modelling the corridors into Oxford City centre are detailed in the Transport Assessment (PR52) and were discussed in detail at the Local Plan examination. The Council's infrastructure schedule includes those schemes which require interventions within Cherwell District, it does not imply that all the transport highways schemes along this or other corridors planned for in the Local Transport Plan, Oxfordshire Infrastructure Strategy and Growth Deal whether in Cherwell District, Oxford City or West Oxfordshire (and their Local Plans) will not be addressed. Scheme 6 of the Infrastructure schedule reflects bus lane improvements on the A44 corridor. North bound and south bound lane schemes on the A44 in Cherwell are covered in Scheme 6a in one single scheme (previously split into two).

On the reference to 'absence of expected journey times from sites PR8 and PR9' in the Transport Assessment Addendum (PR109): the journey times expected from the proposed allocations are detailed in the Transport Technical Note (document HEAR 1) and re-presented in Appendix 2 of the Transport Assessment Addendum.

The Council disagrees with the perceived inaccurate representation of the facts in the Transport Assessment Addendum conclusion. The Addendum clearly states in para 3.15 that the proposed reallocation of dwellings resulting from the deletion of site PR10 from the Plan is expected to have a positive effect upon overall levels of road traffic (and associated congestion at peak times) that have been forecast to result from the allocation of 4,400 homes being considered.

Oxfordshire County Council confirms in the Transport Assessment Addendum that 'the proposed redistribution will require minimal changes to the package of transport improvements developed to support the Local Plan, and Policy PR10-specific requirements can be removed from the Infrastructure Schedule.'

The Inspector's preliminary advice reaches a view on transport strategy having considered all evidence presented. The purpose of the Transport Assessment's addendum is to assess the potential impact of the modifications proposed and concludes that overall it reduces the transport impact previously forecasted for the allocations previously assessed.

The Transport evidence (documents PR52, PR102, HEAR 1 and PR109) provides a proportionate evidence base informing the Plan and responds to the Local Plan examination process in accordance with national policy and Planning Practice Guidance on 'Transport evidence bases in plan making and decision taking'. The Plan's Transport evidence and infrastructure schedule are not intended to present fully-worked highways solutions or to replace the Transport Assessments needed at planning application stage. The Local Plan process has been informed by an assessment of transport impacts in collaboration with Oxfordshire County Council and is consistent with the approach taken for the adopted Cherwell Plan and other Oxfordshire Plans.

The proposed modifications do not result in a different number of dwellings (4,400) or new growth locations. The purpose of the Transport Assessment Addendum (PR109) is not to repeat previous evidence but to anticipate the impact of proposed revisions to site allocations in terms of sustainable transport and highways considerations. The Addendum provides a proportionate and robust means to anticipate the impact the proposed Main Modifications.

Infrastructure planning is an iterative and collaborative process with infrastructure providers and other stakeholders.

The planning process to date has helped identify infrastructure, costs and means of funding and delivery as per the PPG and NPPF guidance. The Plan and its proposed modifications are supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure providers including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project-specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs. Upon plan adoption there will be yearly monitoring of infrastructure planning and provision by infrastructure providers.

Representations to the Sustainability Appraisal Addendum		
Comment	Respondent(s)	Response
<ul style="list-style-type: none"> In certain respects, promoters support the findings of the SA in relation to sites PR7a, PR9 and proposed safeguarded land at PR3(c). 	<p>Gerald Eve LLP for Merton College (PR-D-0084)</p> <p>Turley for the landowner land at south east Kidlington (PR-D-0054)</p> <p>Edgars for Mr and Mrs Tomes (PR-D-0087)</p>	Noted.
<ul style="list-style-type: none"> The sustainability appraisal and the policy conclusions based on it are biased and flawed. The Council did not properly consider the option of not maintaining the PR10 allocation or of waiting until Oxford's housing need is tested and 	<p>Kidlington Development Watch (PR-D-0093)</p>	<p>The legal requirements for SA (and SEA) have been met. The SA takes account of NPPF1 (2012) and government guidance on SA. The Inspector has not raised any concerns with the SA in his advice note. The Council considers the SA is comprehensive and proportionate.</p>

<p>established. It has not acted to prevent further incursion into the Green Belt or to protect the spatial separation and integrity of our communities. If, as the sustainability appraisal update concludes, further incursion into the Green Belt is the only viable option then it can, and should, decline to provide the 410 homes.</p>		<p>In his Advice Note the Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. The 2017 SA Report (PR43) included an appraisal of providing 4,400 homes and alternatives.</p> <p>The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this.</p>
<ul style="list-style-type: none"> • It is not sufficient, on grounds of sustainability, to proceed through Major Modifications alone without reassessment of the Plan as a whole, especially given the high threshold for release of Green Belt. • The PR9 site is not considered to be sustainable as it was ranked 42 out of 44 sites assessed by ITP. The site should be reduced in size or deleted from the Plan. Given such poor performance, especially given these transport metrics would directly contribute to the rating of the site in the Sustainability Appraisal, it is not explained why PR9 was selected (nor indeed how this analysis led to the selection of Area A over the other identified areas). 	<p>Begbroke and Yarnton Green Belt Campaign (PR-D-0082)</p>	<p>In his Advice Note the Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. The Council's consideration of reasonable options for preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43).</p> <p>The Council's reasons for selecting sites, including PR9, is set out in Chapter 10 of the 2017 SA Report (PR43) and the reasons for the Council's approach to the main modifications (including in respect of the PR9 allocation) is set out in the Council's 2019 Explanatory Note and SA Addendum (PR113b). Transport evidence including the ranking of sites and specifically the reason for the scoring of PR9 (due to its size, which distances its centroid point</p>

		<p>from the existing network) was extensively debated at the examination. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan’s vision and objectives and achieving sustainable development.</p>
<ul style="list-style-type: none"> • The SA identifies PR10 as a reasonable site option. • The SA contains significant errors. The residential part of the allocation is not within the setting of the World Heritage Site. The effects on the historic environment are not uncertain and they are not significantly negative. The clear and significant public benefit has been completely overlooked. • The landscape evidence referred to in the SA is incorrect in its assessment of potential impacts and out of date. • The revised SA does not support the deallocation of PR10 in favour of other options and objection is raised to the removal of site PR10. 	<p>Terence O’Rourke Ltd for Vanbrugh Unit Trust and Pye Homes (PR-D-0062)</p>	<p>Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe “...that the impact on the setting, and thereby the significance of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation.” But, notwithstanding the potential for screen planting, his view is that ‘...the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area....’.</p> <p>The Council’s consideration of reasonable options for preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report that was published alongside the Proposed Submission Plan in 2017 (PR43).</p> <p>The 2019 SA Addendum (PR113b) contains an SA of reasonable options and of a schedule of proposed modifications to the Proposed Submission Plan (2017). The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the</p>

		<p>reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this.</p> <p>While reducing the eastward extent of site allocation PR10 and or reducing the density of development within PR10 would most likely reduce the area of open greenfield land that would be developed reducing the potential scope and significance of adverse effects against SA objectives, the same sensitivities and therefore the potential for significant negative effects still exist.</p> <p>The SA does not contain the errors alleged. The SA correctly notes that the PR10 site is in close proximity to the Blenheim Palace World Heritage Site (1.22). The SA has made reasonable judgements about the nature of the heritage impacts. The benefits of the PR10 allocation have not been ignored. The Council is cognisant of the promoter’s representations and hearing statement where the benefits of development to support the World Heritage Site are set out and which the Inspector would have been aware of in making his decision. The Council’s reasons for selecting sites, including PR10, is set out in Chapter 10 of the 2017 SA Report (PR43).</p>
<ul style="list-style-type: none"> • The legal compliance of the SA Addendum is questioned. • In legal compliance terms, the reasonable alternatives test relates to the appropriateness of the strategy (i.e. the “geographical scope of the plan”, per SEA Regulation 12(2)), not the individual sites – the strategy is plainly a 	<p>Bloombridge LLP (PR-D-0069)</p>	<p>The legal requirements for SA (and SEA) have been met. It takes account of NPPF1 (2012) and government guidance</p>

<p>plan-wide matter. As a minimum, this requires an addendum SA of the Kidlington Area of Search, as one of two “best performing areas” on sustainability grounds, per paragraph 1.39 of PR43(b), and this must also be set within the context of harm to the overall integrity of the Green Belt (which is wider than a site by site assessment).</p> <ul style="list-style-type: none"> • The Government’s guidance on sustainability appraisal confirms that the correct approach is to SA the Plan as a whole, not the sites, specifically to achieve relevant environmental, economic and social objectives. • The Council has irrationally narrowed the scope of the Addendum Sustainability Appraisal (SA) to just the “existing strategy” and it should have considered the Kidlington Area of Search as a whole. • The assessment can be iterative and therefore limited to a spatial strategy within the plan, if that strategy is settled, but the “existing strategy” still remains very much in question. • The SA Addendum should have considered the Moors site as a reasonable alternative to the main modifications. • There was no procedural benefit gained from limiting the Addendum SA to what paragraph 1.12 of PR113a describes as the “existing strategy”. A process that just looks at the existing sites (particularly in isolation to the rest of the Area of Search) is going to miss the ‘tipping point’ on the capacity of each site when avoidable or unacceptable harm is reached which, like any sustainability decision, is a balancing and comparative exercise, including in relation to reasonable alternatives. • Land at the Moors scores well in the SA and its exclusion from the Plan is irrational. • Reasonable alternatives to the modified strategy have been overlooked, making for less sustainable outcomes and unnecessary “high harm” to the Green Belt, its permanence and overall integrity. • Even operating on the working assumption that the submitted sites are sound, it does not follow that extending these sites is sound, sustainable and minimising in terms of harm to the Green Belt (noting the debate at 		<p>on SA. The Council considers the SA is comprehensive and proportionate.</p> <p>The Council’s consideration of reasonable options for the preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report (PR43) that was published alongside the Proposed Submission Plan in 2017. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the 2017 SA Report (PR43). Whilst the size of developable areas for certain site allocations would increase as a result of the Main Modifications, the increase would remain within the extent of the site appraised.</p> <p>In the case of land north of the Moors, the reasons for not selecting the site are explained at paragraphs 10.95 to 10.100 of the 2017 SA Report (PR43), referencing the SA and other considerations. Overall, the sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan’s vision and objectives and achieving sustainable development.</p> <p>The Inspector has not raised any concerns with the 2017 SA in his Advice Note. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. The Inspector considers that the Council has demonstrated exceptional circumstances to justify removal of land from the Green Belt.</p>
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<p>the February Hearings that concluded that the site capacities were settled, and the proposed Green Belt boundaries set to endure).</p> <ul style="list-style-type: none"> • The SA mismatches with the Terms of Reference of the Plan. The key elements of this methodology require site selection decisions based on the “most sustainable locations”. • Cherwell’s narrow approach to the addendum SA cannot, on the evidence, confirm that the Partial Review is sustainable or that the reconfigured sites are in the “most sustainable locations”. • The SA downplayed the role of the Green Belt with too much focus on exceptional circumstances and not enough on the sustainability consequences associated with defining new Green Belt boundaries. 		<p>The Inspector has advised, ‘With one exception...I regard the various allocations, and the process by which they have been arrived at, as sound, in principle...’. The site that the Inspector has concerns with is the only site (PR10 – land south east of Woodstock) that the Council originally proposed which is situated outside of the Oxford Green Belt.</p> <p>Other than this site, the Council has no reason to question its site selection process to date, including the non-selection of all reasonable alternatives to the proposed site allocations considered to date (including land north of the Moors).</p> <p>Consequently, consideration of reasonable alternatives to the redistribution of the 410 homes in the 2019 SA Addendum (PR113b) has focussed exclusively on options that relate to accommodating additional homes within the scope of the existing strategy; specifically, on or in the immediate vicinity of the existing site allocations and options within the Plan Policies PR3a-PR10. All these options are considered to be reasonable to consider.</p> <p>The 2019 SA Addendum (PR113b) contains an SA of reasonable options and an SA of a schedule of proposed modifications to the proposed submission Plan (2017). Paragraph 1.151 of the SA Addendum concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this.</p>
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		<p>More generally, the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the 2017 SA Report (PR43). Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report.</p> <p>The 2019 SA Addendum (PR113b) and the Council’s explanatory note explain the reasons for the approach set out in the Council’s modifications. The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan’s original scope, there would be a need to consider other options. That has not been required however.</p>
<ul style="list-style-type: none"> • Objects to the approach that PR3(a) was assessed as a single option. The respondent’s site should have been assessed as an independent option, given the relationship to PR8 proposals, the existing urban influences on this land and the opportunity to provide suitable access from the A44. • The SA addendum identifies that the likely significant effects of releasing land within PR3(a) are likely to be less harmful than the options taken forward. • Objection is raised for not taking forward option 2. This forms approximately 7.8 ha of land identified as suitable for removal from the Green Belt and as suitable for development. 	<p>Edgars for Mr and Mrs Tomes (PR-D-0087)</p>	<p>The Council’s consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Table A2.1 in the SA Report that was published alongside the proposed submission Plan in 2017 (PR43). The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan’s vision and objectives and achieving sustainable development.</p> <p>The proposed safeguarded land - Site PR3(a) was assessed in the SA. The Council’s strategy had already been selected and further sites submitted were not considered.</p>

		<p>The 2019 SA Addendum (PR113b) and the Council’s Explanatory Note explain the reasons for the approach set out in the Council’s modifications.</p>
<ul style="list-style-type: none"> • The results of the SA cannot be supported by a reasonable person when comparing the findings in relation to PR6c with those for PR7a and PR7b. • An alternative appraisal of site PR6C is provided by the promoter and they contend that their promoted site be selected rather than those proposed to be allocated. • The credentials of PR6c are diluted or dismissed entirely as a result of CDC’s decision to apply mitigating factors to sites PR7a and b without doing the same at PR6c, disregarding the fact that these could be included via an intricately worded policy. 	<p>Turnberry for Exeter College (PR-D-0081)</p>	<p>The Council’s consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Table A2.1 in the SA Report (PR43) that was published alongside the proposed submission Plan in 2017. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the 2017 SA Report (PR43). The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan’s vision and objectives and achieving sustainable development.</p> <p>In response to the promoter’s representation concerning the application of mitigating factors, the Council’s approach is consistent with the SA of reasonable alternatives set out in sections 7, 8 and 9 of the SA Report (PR43) prepared alongside the Proposed Submission Plan in 2017. Mitigation was considered in Chapter 10 of the 2017 SA report (PR43). The process followed for the assessment of PR6c is explained in paragraphs 1.117 to 1.118 of the SA addendum (PR113b).</p> <p>The 2019 SA Addendum (PR113b) at Table 1 sets out the options considered by the Council in preparing the main modifications. The Council considers the scoring and SA process undertaken in the 2019 SA addendum (PR113b) robust. The SA Addendum and the Council’s Explanatory</p>

		note set out the methodology and explain the reasons for the approach set out in the Council's modifications.
<ul style="list-style-type: none"> Reference is made to paras 1.104 and 1.146 of the SA in support of the respondent's view that the development of homes at site PR9 could take place sensitively within a broader area. 	Gerald Eve LLP for Merton College (PR-D-0084)	Noted.
<ul style="list-style-type: none"> The SA is biased and does not address local concerns. The Plan does not protect or enhance landscape character and quality or make accessible countryside for use and enjoyment. The effect to water supply and water quality should be recognised as significant problem as part of the plan. Building in the floodplain is not advisable. 	Fiona Gibson (PR-D-0052)	<p>Natural England, the Environment Agency and Historic England were consulted on the SA Scoping Report published in January 2016 (PR25). Public consultation has also taken place on an Initial SA Report (PR23), SA Report (PR43) and SA addendum (PR113b). Appendix 3 of the SA Report (PR43) provides a summary of the consultation responses and explains how they were considered and addressed.</p> <p>The SA and plan-making have been informed by appropriate evidence throughout as evidenced by the Scoping Report (PR25), Issues and Options Consultation Papers, the Initial SA Report (PR23), the SA Report (PR43), the SA addendum (PR113b), the Statement of Consultation (PR93) and submitted evidence base.</p>
<ul style="list-style-type: none"> The representation compares the Council's original assessment of Policy PR7a in the 2017 SA Report (PR43) with the appraisal in the SA addendum (PR113) and provides a commentary. 	Turley for land south east of Kidlington (PR-D-0054)	<p>All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report (PR43) that was published alongside the Proposed Submission Plan in 2017.</p> <p>The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from</p>

		<p>those already identified through the SA of the original number of homes allocated at each location.</p> <p>The 2019 SA Addendum (PR113b) at Table 1 sets out the options considered by the Council in preparing the main modifications. The Council considers the scoring and SA process undertaken in the 2019 SA Addendum (PR113b) robust. The SA Addendum and the Council’s Explanatory note set out the methodology and explain the reasons for the approach set out in the Council’s modifications. Site PR7a is a site proposed for allocation by the Council in the Partial Review which the promoter is supporting.</p>
<ul style="list-style-type: none"> • Objection is raised to modification 80 and that the SA addendum does not provide any evidence to support the change. It implies that the change is made in order to mitigate the loss of agricultural land and the potential for soil improvement is limited. 	<p>Pegasus for Barwood (PR-D-0014)</p>	<p>The SA Addendum (PR113b) provides an assessment of the modification and no significant effects are identified. The change is made to mitigate against the effects of development generally. (see the Council’s response to modification 80 above).</p>

Cherwell Local Plan 2011 – 2031 (Part 1) - Partial Review of the Cherwell Local Plan – Oxford’s Unmet Housing Needs

**Schedule of Proposed Main Modifications
to the Partial Review of the Cherwell Local Plan
September 2019**

These are modifications to the Proposed Submission Plan (July 2017) following receipt of the Inspector’s Post Hearing Advice Note (July 2019). This document replaces the published Proposed Focused Changes and Minor Modifications - February 2018

The proposed Modifications to the Partial Review of the Cherwell Local Plan Proposed Submission Plan July 2017 comprise the Schedule of proposed Main and Minor Modifications and the attached Main Proposed Map Changes and Infrastructure Schedule.

New text is shown in **bold and underlined**. Deleted text is shown in **bold and ~~struckthrough~~**.

The reasons for changes and modifications are further explained in the Council’s published Explanatory note (September 2019)

Proposed modifications highlighted in grey are those suggested since receipt of the Inspector’s Advice Note.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 1.	Page 2	Contents	Woodstock Heading	Delete 'Woodstock' Heading and page number reference	Updating/Consequential change
Main 2.	Page 8	Executive Summary	Paragraph xiv	Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington, and along the A44 corridor to Yarnton and Begbroke., and up to Woodstock in West Oxfordshire.	Updating/Consequential change
Main 3.	Page 9	Executive Summary Table 1	Policy PR6a-Land East of Oxford Road	Replace '650' with ' <u>690</u> '	Updating/Consequential change
Main 4.	Page 9	Executive Summary Table 1	Policy PR6b-Land West of Oxford Road	Replace '530' with ' <u>670</u> '	Updating/Consequential change
Main 5.	Page 9	Executive Summary Table 1	Policy PR7a-Land South East of Kidlington	Replace '230' with ' <u>430</u> '	Updating/Consequential change
Main 6.	Page 9	Executive Summary Table 1	Policy PR7b-Land at Stratfield Farm	Replace '100' with ' <u>120</u> '	Updating/Consequential change
Main 7.	Page 9	Executive Summary Table 1	Policy PR9-Land West of Yarnton	Replace '530' with ' <u>540</u> '	Updating/Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 8.	Page 9	Executive Summary Table 1	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 1.	Updating/Consequential change
Main 9.	Page 12	Paragraph 1.7	-	Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. from Oxford to Woodstock in West Oxfordshire.	Updating/Consequential change
Main 10.	Page 24	How has this Plan been prepared?	Paragraph 2.2 – point 4.	Amend point 4 to read: ‘prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for development within the Oxford Green Belt – removing land from the Oxford Green Belt for development. ’	Plan Improvement to more clearly reflect advice in NPPF 1.
Main 11.	Page 27	Paragraph 2.10	-	Amend to read: Seven <u>Six</u> residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor and to Woodstock in West Oxfordshire. 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish	Updating/Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes 7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.	
Main 12.	Page 49	Paragraph 3.57	-	Amend to read: 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. <u>The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides.</u> Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.'	Plan improvement Requested by OCC (Representation PR-C-0832)
Main 13.	Page 53	Paragraph 3.66	Paragraph 3.66	Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's <u>new, emerging adopted</u> Local Plan. The draft Plan includes more extensive.....'	Updating
Main 14.	Page 53	Paragraph 3.66	-	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The	Clarification / informed by representation from West

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. <u>Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34.</u>	Oxfordshire District Council (Representation PR-C-0658)
Main 15.	Page 54	Paragraph 3.73	-	Amend to read, 'A National Infrastructure Commission (NIC) report is expected by the end of <u>on the Cambridge-Milton-Keynes-Oxford Arc was published in November</u> 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	Updating
Main 16.	Page 54	Paragraph 3.76	-	Amend to read, ' <u>Approximately 30,000 homes are being planned in The emerging Vale of Aylesbury</u> Vale Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in for the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	Updating / future proofing / Representation PR-C-0839 from AVDC

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 17.	Page 64	Table 4	Policy PR6a- Land East of Oxford Road	Replace 650 with ' <u>690</u> '	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10. Consequential change from reducing the primary school site by 1 hectare and allocating as residential. (Update from / discussion with OCC PR-C- 0832)</p> <p>Informed by representation/information from promoter.</p>
Main 18.	Page 64	Table 4	Policy PR6b- Land West of Oxford Road	Replace 530 with ' <u>670</u> '	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10. Consequential change informed by additional information on trees</p>

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
					Informed by representation/information from promoter.
Main 19.	Page 64	Table 4	Policy PR7a- Land South East of Kidlington	Replace 230 with ' <u>430</u> '	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p>
Main 20.	Page 64	Table 4	Policy PR7b- Land at Stratfield Farm	Replace 100 with ' <u>120</u> '	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p>

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 21.	Page 64	Table 4	Policy PR9 – Land West of Yarnton	Replace 530 with ' <u>540</u> '	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p>
Main 22.	Page 64	Table 4	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 4.	Receipt of Inspectors Advice note and consequential work and evidence.
Main 23.	Page 65	Paragraph 5.16	-	Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, and Begbroke and Woodstock along the A44 corridor.	Updating/Consequential change.
Main 24.	Page 66	Paragraph 5.17	-	Amend to read: All of the sites we have identified other than land to the south-east of Woodstock lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal	Updating/Consequential change.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				of these sites (either in full or in part) from the Green Belt.	
Main 25.	Page 66	Paragraph 5.17	-	Delete as follows: 8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.	Updating/Consequential change.
Main 26.	Page 66	Paragraph 5.17		Re-number point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	Consequential change as a result of deletion of point 8
Main 27.	Page 67	Paragraph 5.18		Delete as follows: Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt. Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	Updating/Consequential change.
Main 28.	Page 69	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Policy PR1	Amend to read: Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council, and the developers of allocated sites to deliver:	Updating/Consequential change.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 29.	Page 69	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 and necessary supporting infrastructure by 2031	Clarification / Representation (PR-C-1400) on behalf of Kidlington Parish Council and PR-C-1521 from Alaric Rose
Main 30.	Page 73	Policy PR2 – Housing Mix, Tenure and Size	Policy PR2 – point 2.	Change point 2 to read: '...Provision of 80% of the affordable housing (as defined by the NPPF) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'	Agreement by the Council at Local Plan hearings.
Main 31.	Page 76	Paragraph 5.38	Paragraph 5.38	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises 253 275 hectares of land – a 3 3.3% reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13. 98 %.	Consequential change.
Main 32.	Page 77	Paragraph 5.39	PR3(e)	Amend penultimate sentence to read, 'The potential extension of the Science Park, provided for by Policy Kidlington 1 of the Local Plan , will be considered further in Local Plan Part 2...'	Clarification / informed by Representation (PR-C-0842) on behalf of University of Oxford, Merton College and a private landowner.
Main 33.	Page	Policy PR3: The Oxford	Policy PR7a	Amend the sentence to read:	Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
	77	Green Belt		Policy PR7a – removal of 10.8 21 hectares of land as shown on inset Policies Map PR7a	
Main 34.	Page 77	Policy PR3: The Oxford Green Belt	Policy PR7b	Amend sentence to read: Policy PR7b – removal of 4.3 5 hectares of land as shown on inset Policies Map PR7b	Consequential change
Main 35.	Page 77	Policy PR3: The Oxford Green Belt	Policy PR9	Amend sentence to read: Policy PR9 – removal of 17.7 27 hectares of land as shown on inset Policies Map PR9	Consequential change
Main 36.	Page 82	Para 5.65	Last sentence	Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, and PR9, and PR10.	Consequential change.
Main 37.	Page 82	Policy PR4a: Sustainable Transport	Policy PR4a: Sustainable Transport	Amend to read: The strategic developments provided for under Policies PR6 to PR9 10 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.	Updating/Consequential change.
Main 38.	Page 85	Para 5.67	Point 5	Amend sub-point v. to read ' creating high- quality built and natural environments that can be sustained in the long term, and	Plan improvement / informed by Representation (PR-C-0832)

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				Renumber sub-point vi. as sub-point vii. Add new sub-point vi. ' <u>the construction of sustainable urban drainage systems</u> '	from Oxfordshire County Council
Main 39.	Page 86	Para 5.69	New Point	Add new point 11 to read ' <u>enhance health and well-being</u> '	Plan improvement / Representation (PR-C-0832) from Oxfordshire County Council
Main 40.	Page 86	Policy PR5: Green Infrastructure	First sentence	Amend to read '...Policies PR6 to PR9 PR10 ...'	Consequential change
Main 41.	Page 86	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, as far as possible, be protected and incorporated into the layout, design and appearance of the proposed development'	Plan improvement / BBOWT Representation (PR-C-0766)
Main 42.	Page 86	Policy PR5: Green Infrastructure	Point (8)	Amend to read 'Demonstrate where multi-functioning GI can be achieved, <u>including helping to address climate change impacts and taking into account best practice guidance.</u> '	Plan improvement / Informed by representations (PR-C-0832) from Oxfordshire County Council / and Sport England (PR-C-1403)
Main 43.	Page 86	Policy PR5: Green Infrastructure	Point (9)	Amend to read: 'Provide details of how GI will be maintained and managed <u>in the long term.</u> '	Plan improvement / Representation (PR-C-0766) from BBOWT

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 44.	Page 88	Para 5.85	2 nd sentence	Amend to read' ...It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the emerging Cherwell Design Guide Supplementary Planning Document (SPD), and to Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, <u>and Oxfordshire County Council's Cycling and Walking Design Guides...</u> '	Plan improvement / Representation (PR-C-0832) from Oxfordshire County Council Future Proofing for SPD adoption
Main 45.	Page 89	Policy PR6a – Land East of Oxford Road - Policies Map	Land East of Oxford Road	Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	Plan improvement / Update from / discussion with OCC PR-C- 0832
Main 46.	Page 90	Policy PR6a – Land East of Oxford Road	Point 1	Amend to read 'Construction of 690 650 dwellings (net) on approximately 25 24 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare '	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 47.	Page 90	Policy PR6a – Land East of Oxford Road	Point 3	Amend to read ‘The provision of a primary school with at least three two forms of entry on 32.2 hectares of land in the location shown’	Plan improvement / Update from / discussion with OCC PR-C- 0832
Main 48.	Page 90	Policy PR6a– Land East of Oxford Road	Point 7	Amend first sentence to read, ‘...pedestrian, wheelchair and all-weather cycle route along the site’s eastern boundary <u>within the area of green space</u> as shown <u>on the policies map.</u> ’	Consistency
Main 49.	Page 91	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 10 (a)	Add a second sentence to point 10 (a) to read: <u>‘Minor variations in the location of specific uses will be considered where evidence is available.’</u>	Agreement by the Council at Local Plan hearings.
Main 50.	Page 91	Policy PR6a – Land East of Oxford Road	Point 10 (b)	Amend to read ‘ Two p Points of vehicular access and egress from and to existing highways, primarily from Oxford Road’	Plan improvement Requested by OCC PR-C- 0832
Main 51.	Page 91	Policy PR6a – Land East of Oxford Road	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.	Representation PR-C-0574

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<u>Required access to existing property via the site should be maintained.'</u>	
Main 52.	Page 92	Policy PR6a– Land East of Oxford Road	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, <u>and protected and notable species surveys as appropriate, including for</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 and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment”	Clarification / BBOWT Representation PR-C-0766
Main 53.	Page 92	Policy PR6a– Land East of Oxford Road	Point 15	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will include <u>identify</u> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'</u>	As requested by Historic England.
Main 54.	Page 92	Policy PR6a– Land East of Oxford Road	Point 17	Amend to read 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and</u>	Representations from Natural England & recommendation from Water Cycle Study

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'	
Main 55.	Page 93	Policy PR6a– Land East of Oxford Road	Point 18	Amend to read'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>	As requested by Historic England.
Main 56.	Page 93	Policy PR6a– Land East of Oxford Road	New Point	Add new point 20 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 57.	Page 93	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 21.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	Agreement by the Council at Local Plan hearings.
Main 58.	Page 94	Policy PR6a– Land East of Oxford Road	Point 28	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be <u>incorporated and</u> made evident in the landscape design of the site.'	As requested by Historic England.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 59.	Page 96	Policy PR6b - Land West of Oxford Road	Point 1	Amend to read: 'Construction of 670 530 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.	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p> <p>Plan improvement</p>
Main 60.	Page 96	Policy PR6b – Land West of Oxford Road	Policy PR6b – point 8 (a)	Add a second sentence to point 8 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u>	Agreement by the Council at Local Plan hearings.
Main 61.	Page 96	Policy PR6b - Land West of Oxford Road	Point 8(b)	Amend to read ' Two p Points of vehicular access and egress from and to existing highways, <u>primarily from Oxford Road, and connecting within the site.</u>	Request from OCC
Main 62.	Page 98	Policy PR6b - Land West of Oxford Road	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, <u>and protected and notable species surveys as appropriate, including</u> great crested newt presence/absence surveys (dependent on HSI	Representation from BBOWT PR-C-0766

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				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	
Main 63.	Page 98	PR6b - Land West of Oxford Road	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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	Request from Historic England.
Main 64.	Page 98	Policy PR6b - Land West of Oxford Road	Point 15	Amend to read 'The application should demonstrate that Thames Water has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 65.	Page 98	Policy PR6b - Land West of Oxford Road	New Point	Add new point 16 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 66.	Page 98	Policy PR6b – Land West of Oxford	Point 17	Delete point 17 and renumber subsequent points accordingly	Inspector’s Advice Note
Main 67.	Page 99	Policy PR6b - Land West of the Oxford Road	Policy PR6b – point 19	Amend the final sentence to read: ‘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 <u>the site will contribute towards maintaining</u> a five year supply of housing. <u>(for the site) will be maintained year on year.</u>	Agreement by the Council at Local Plan hearings.
Main 68.	Page 101	Policy PR6c – Land at Frieze Farm	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. <u>Planning Application Requirements</u> <u>1.</u> 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.	Consistency / Plan improvement Representation PR-C-0305 from Historic England Representation PR-C-0766 from BBOWT Representation PR-C-0808 from Canal & River Trust OCC Rep PR-C-0832 Representation (PR-C-1402) from the Environment Agency and subsequent discussion

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<p>The Development Brief shall <u>include:</u></p> <p><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></p> <p><u>(b) Points of vehicular access and egress from and to existing highways</u></p> <p><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></p> <p><u>(d) Protection and connection of existing public rights of way</u></p> <p><u>(e) incorporate design principles that respond to the landscape, canal-side and Green Belt setting and the historic context of Oxford</u></p> <p><u>(f) Outline measures for 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>	

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<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, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts</u></p>	

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<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</u></p>	

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<p><u>assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p> <p><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></p> <p><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></p> <p><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 detailed modelling of watercourses</u></p>	

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<p><u>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 secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for</u></p>	

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<u>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>	
Main 69.	Page 103	Paragraph 5.90	Last sentence	Amend last sentence to read: A clearly defined field boundary <u>partially</u> marks the extent of the area that is identified for development <u>and the remainder of the southern boundary follows a former historic field boundary.</u>	Consequential change
Main 70.	Page 104	Paragraph 5.95	First and second sentence	Delete first two sentences and replace with the following: <u>The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.</u>	Correction of factual error
Main 71.	Page 104 / 105	Paragraph 5.96	New Point & Points 5 to 8	Renumber points 5 to 8 as 6 to 9 Insert new point 5. To read: ' <u>Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.</u>	Clarification reflecting paragraph 5.94, Policy PR7b Representation from Historic England.
Main 72.	Page 106	Policy PR7a – Land South East of Kidlington	Policies Map – Land South	Increase extent of residential area Reduce extent of Outdoor Sports Provision	Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
			East of Kidlington	Amend revised Green Belt boundary (see attached)	
Main 73.	Page 106	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Amend the policies map to include ‘new green space/parks’ notation over (in addition to) ‘Outdoor Sports provision’ on the policies map (see attached).	Plan correction to avoid discrepancy with policy text (Policy PR7a 4.) which requires green infrastructure.
Main 74.	Page 107	Policy PR7a – Land South East of Kidlington	Point 1	Amend to read: ‘Construction of 430 230 dwellings (net) on 21 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. ’	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p> <p>Plan improvement</p>
Main 75.	Page 107	Policy PR7a – Land South East of Kidlington	Point 4	Amend to read: The provision of 21.5 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 76.	Page 107	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 9 (a)	Add a second sentence to point 9 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	Agreement by the Council at Local Plan hearings.
Main 77.	Page 109	Policy PR7a – Land South East of Kidlington	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 and an assessment of water bodies.'	Representation PR-C-0766 from BBOWT
Main 78.	Page 109	Policy PR7a – Land South East of Kidlington	Point 14	Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into the drainage its network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 79.	Page 109	Policy PR7a – Land South East of Kidlington	Point 16	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. <u>The outcomes of the</u>	Plan improvement / Representation PR-C-0305 from Historic England

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<u>investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u>	
Main 80.	Page 109	Policy PR7a – Land South East of Kidlington	New Point	Add new point 17 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 81.	Page 110	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 19.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	Agreement by the Council at Local Plan hearings.
Main 82.	Page 111	Policy PR7b – Land at Stratfield Farm	Policies Map-Land at Stratfield Farm	Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary (See attached)	Consequential change To provide flexibility for route of east west green link across the site
Main 83.	Page 112	Policy PR7b – Land at Stratfield Farm	Point 1	Amend to read: 'Construction of 120 100 homes (net) on 5 4 hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.'	Receipt of Inspectors Advice note and consequential work and evidence.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
					Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement
Main 84.	Page 112	Policy PR7b – Land at Stratfield Farm	Point 7	Amend to read: 'Creation of a nature conservation area on 6.3 5.3 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.'	Consequential change
Main 85.	Page 112	Policy PR7b - Land at Stratfield Farm	Point 9	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council and the Canal and River Trust '	Representation PR-C-0808 from the Canal and River Trust
Main 86.	Page 112	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 10 (a)	Add a second sentence to point 10 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	Agreement by the Council at Local Plan hearings.
Main 87.	Page 113	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (b)	Points of vehicular access and egress from and to existing highways with, <u>unless otherwise approved,</u> at least two separate points:	Engagement with the County Council on access arrangements

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 88.	Page 113	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (c)	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.	Engagement with the County Council on access arrangements
Main 89.	Page 114	Policy PR7b - Land at Stratfield Farm	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, and protected and notable species surveys as appropriate, including 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'	Representation PR-C-0766 from BBOWT
Main 90.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 16	Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle and the Environment Agency, have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'	Representations from Natural England & recommendation from Water Cycle Study

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 91.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 17	Amend to read '...a Heritage Impact Assessment which will identify include measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly Stratfield Farmhouse. <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
Main 92.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 18	Amend to read '...a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u>	Plan improvement / Representation PR-C-0305 from Historic England
Main 93.	Page 115	Policy PR7b - Land at Stratfield Farm	New Point	Add new point 19 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 94.	Page 115	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 21	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				year supply of housing. (for the site) will be maintained year on year.	
Main 95.	Page 121	Policy PR8 – Land East of the A44	Point 1	Amend to read: '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	Plan improvement
Main 96.	Page 121	Policy PR8 - Land East of the A44	Point 4	Amend to read 'The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown'	Clarification Representation PR-C- 0832 / discussions with OCC
Main 97.	Page 121	Policy PR8 - Land East of the A44	Point 5	Amend to read '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.'	Clarification Representation PR-C- 0832 / discussions with OCC
Main 98.	Page 122	Policy PR8 - Land East of the A44	Point 17	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council, <u>Network Rail and the Canal and River Trust</u> '	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions; Representation PR-C-0808 from the Canal and River Trust

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 99.	Page 122	Policy PR8 – Land east of the A44	Policy PR8 – 18 (a)	Add a second sentence to point 18 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	Agreement by the Council at Local Plan hearings.
Main 100.	Page 122	Policy PR8 - Land East of the A44	Point 18 b	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate, connecting points from and to the A44 and including the use of the existing Science Park access road.'	Plan improvement Requested by OCC PR-C- 0832
Main 101.	Page 123	Policy PR8 - Land East of the A44	Point 18 (f)	Amend to read: 'In consultation with Oxfordshire County Council and Network Rail , 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
Main 102.	Page 123	Policy PR8 -Land East of the A44	Point 19	Amend to read, '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 <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> investigation of any above- or below ground	Representation PR-C-0764 from Natural England and related Rushy Meadows Hydrological and Hydrogeological Desk Study

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				hydrological connectivity with the SSSI and between Rowel Brook and Rushy Meadows SSSI	
Main 103.	Page 124	Policy PR8 - Land East of the A44	Point 21	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey and protected and notable species surveys as appropriate, including and 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
Main 104.	Page 124	Policy PR8 - Land East of the A44	Point 22	Amend to read: '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. <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> '	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions
Main 105.	Page 125	Policy PR8 - Land East of the A44	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	Plan improvement further to representation (PR-C-1402) from the Environment Agency and subsequent discussion

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				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. <u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u>	
Main 106.	Page 125	Policy PR8 - Land East of the A44	Point 24	Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into the drainage its network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 107.	Page 125	Policy PR8 - Land East of the A44	Point 25	25. The application shall be supported by a Heritage Impact Assessment which will include <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

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 108.	Page 125	Policy PR8 - Land East of the A44	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
Main 109.	Page 125	Policy PR8 - Land East of the A44	New Point	Add new point 28 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 110.	Page 125	Policy PR8 – Land east of the A44	Policy PR8 – 30.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	Agreement by the Council at Local Plan hearings.
Main 111.	Page 127	Paragraph 5.121		Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved informal access to the countryside and significant ecological and biodiversity gains <u>primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be</u>	Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<p><u>opportunities for significant ecological and biodiversity gains.</u> The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'</p>	
Main 112.	Page 129	Policy PR9 – Land West of Yarnton	Policies Map – Land West of Yarnton	<p>Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land</p>	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p> <p>Informed by representation/information from promoter.</p> <p>Plan improvement</p>
Main 113.	Page 130	Policy PR9 – Land West of Yarnton	Point 1	<p>Amend to read, 'Construction of 540 530 dwellings (net) on approximately 25 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'</p>	<p>Receipt of Inspectors Advice note and consequential work and evidence.</p> <p>Consequential change from the deletion of PR10.</p>

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
					Informed by representation/information from promoter. Plan improvement
Main 114.	Page 130	Policy PR9 – Land West of Yarnton	Point 3	Amend to read: ‘The provision of 1.6 1.8 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’	In response to representation PR-C-0832 from Oxfordshire County Council
Main 115.	Page 130	Policy PR9 – Land West of Yarnton	Point 5	Amend to read: ‘Public access within the 74 hectares of land <u>The provision of public open green space as informal parkland on 24.8 hectares of land</u> to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School’	Consequential change
Main 116.	Page 130	Policy PR9 – Land West of Yarnton	Point 7	Insert <u>‘The retention of 39.2 hectares of land in agricultural use in the location shown’</u>	Consequential change
Main 117.	Page 130	Policy PR 9 - Land West of Yarnton	Policy PR 9 – point 8 (a)	Add a second sentence to point 8 (a) to read: <u>‘Minor variations in the location of specific uses will be considered where evidence is available.’</u>	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 118.	Page 130	Policy PR9 – Land West of Yarnton	Point 8 (b)	Amend to read: ' At least two separate p Points of vehicular access and egress to and from the A44 with a connecting road between.	Plan improvement Requested by OCC PR-C- 0832
Main 119.	Page 132	Policy PR9 – Land West of Yarnton	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, and protected and notable species surveys as appropriate, including 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"	In response to BBOWT PR-C-0766
Main 120.	Page 132	Policy PR9 – Land West of Yarnton	Point 14	Amend to read 'The application should demonstrate that Thames Water has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 121.	Page 132	Policy PR9 – Land West of Yarnton	Point 16	Amend to read '...mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as	Rep PR-C-0305 from Historic England

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				<u>appropriate, in any proposed development scheme.'</u>	
Main 122.	Page 132	Policy PR9 – Land West of Yarnton	New Point	Add new point 17 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 123.	Page 133	Policy PR9 – Land west of Yarnton	Policy PR9 – point 18.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	Agreement by the Council at Local Plan hearings.
Main 124.	Page 135 to 137	Woodstock – Paragraphs 5.124 to 5.139	-	Delete paragraphs 5.124 to 5.139.	Receipt of Inspectors Advice note and consequential work
Main 125.	Page 138 to 144	PR10 – Policies Map – Land south East of Woodstock	Proposals Map	Delete Proposals Map and Key	Receipt of Inspectors Advice note and consequential work
Main 126.	Page 139 to	PR10 – Land South East of Woodstock	Policy PR10	Delete Policy PR10	Receipt of Inspectors Advice note and consequential work

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
	143				
Main 127.	Page 145	Paragraph 5.143	-	Amend to read: 'The Council's emerging Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform. An announcement is expected by the Government at the Autumn Budget 2017. '	Updating / future proofing for SPD adoption
Main 128.	Page 146	Paragraph 5.148		Amend to read: '...liaison on infrastructure issues will be required with partner authorities including the County Council, and Oxford City Council and West Oxfordshire District Council ..'	Consequential change
Main 129.	Page 146	Paragraph 5.148	-	In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council and Oxford City Council and West Oxfordshire District Council for example to ensure	Consequential change

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	
Main 130.	Page 147	Policy PR11 – Infrastructure Delivery	Point 1.	The Council’s approach to infrastructure planning to contribute in meeting Oxford’s unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council and other service providers to:...	Consequential change
Main 131.	Page 147	Policy PR11 - Infrastructure Delivery	Point 1(a)	Amend to read 'provide and maintain physical, community and green infrastructure'	Representation PR-C-0348 from Scottish and Southern Electric Networks PR-C-1441 from Thames Water
Main 132.	Page 148	Policy PR11 – Infrastructure Delivery	Policy PR11 – point 2	Amend point 2 of the Policy to read: Completing and k- Keeping up-to-date a Developer Contributions	Updating (a Developer Contributions SPD has been produced)
Main 133.	Page 148	Policy PR11 – Infrastructure Delivery	Point 3	Amend to read ' Ensure that De development proposals will be required to demonstrate that	Grammatical correction clarification / Sport England

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
				infrastructure requirements can be met including the provision of transport, education, health, social, sport , leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements <u>including those of the Council's Developer Contributions SPD.</u>	representation PR-C-1403 / Thames Valley Police Representation PR-C-0302
Main 134.	Page 148	Policy PR11 - Infrastructure Delivery	Policy PR11	Add new point 4: <u>'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'</u>	Statement of Common Ground with Oxfordshire County Council
Main 135.	Page 150	Paragraph 5.165	Paragraph 5.165 -point 2	Delete point 2.	Less time remaining in the Plan period for delivery since the Plan was drafted
Main 136.	Page 150	Policy PR12a – Delivering Sites and Maintaining Housing Supply	Paragraph 5.165 – point 3	Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can maintain contribute towards maintaining a five year supply. for their own sites.'	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 137.	Page 150	Policy PR12a - Delivering Sites and Maintaining Housing Supply	3 rd paragraph	Delete the paragraph: 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.	Less time remaining in the Plan period for delivery since the Plan was drafted
Main 138.	Page 150	Policy PR12a - Delivering Sites and Maintaining Housing Supply	5 th 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 contribute in delivering a continuous five year housing land supply on a site specific basis (i.e. measured against the local plan housing trajectory allocation for the site). This will be achieved via the Delivery Plans required for each strategic development site.	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, Merton College and a private landowner
Main 139.	Page 151	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 potentially developable site'	Clarification / Representation PR-C-0842 on behalf of University of Oxford, Merton College and a private landowner
Main 140.	Page 151	Policy PR12b - Sites Not Allocated in the Partial Review	Point (5) (a)	Amend to read 'A comprehensive Development Brief and place shaping principles for the entire site to be agreed in advance by the Council in consultation with Oxfordshire County Council and Oxford City Council	Clarification / Representation PR-C-0842 on behalf of University of Oxford, Merton College and a private landowner

MAIN MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 141.	Page 151	Policy PR12b – Sites not allocated in the Partial Review	Policy PR12b – Point 5 (b)	<p>Amend the second sentence of the paragraph to read:</p> <p>‘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 <u>the site will contribute towards</u> maintaining a five year supply of housing. (for the site) will be maintained year on year.’</p>	Agreement by the Council at Local Plan hearings.
Main 142.	Page 152	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	<p>Amend to read 'a Heritage Impact Assessment which will identify include 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></p>	Plan improvement / Representation PR-C-0305 from Historic England
Main 143.	Page 152	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(i)	<p>Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p>	Plan improvement / Representation PR-C-0305 from Historic England

MAIN MODIFICATIONS

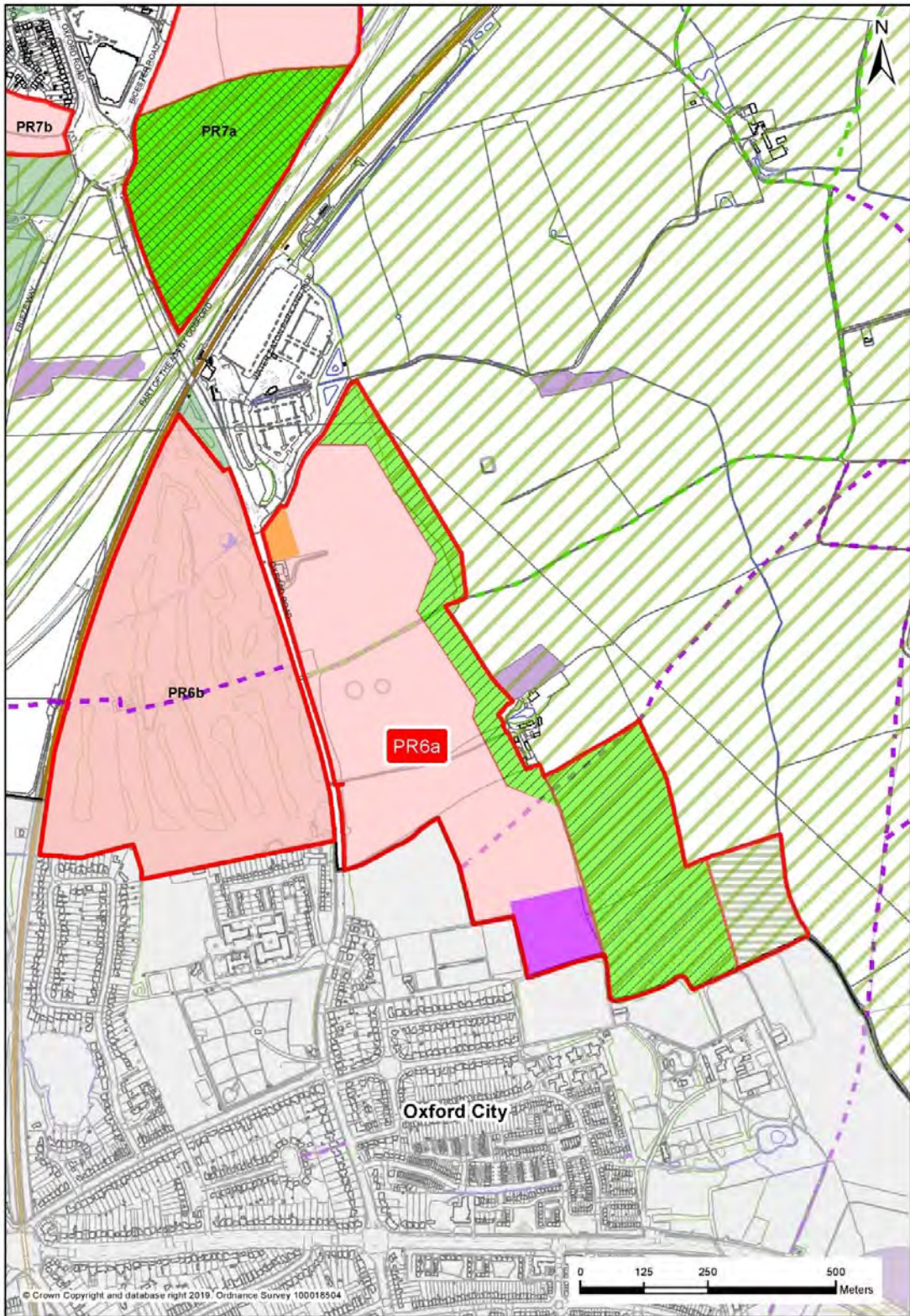
Ref No.	Page no.	Section/Policy/Paragraph /Table/Diagram	Reference	Proposed Change	Reason
Main 144.	Page 152	Policy PR12b – Sites Not Allocated in the Partial Review	New point	Add as new point (3) ' <u>50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework.</u> ' Renumber Existing points 3 to 5 as 4 to 6.	Consistency / Representation PR-C-1521 from Alaric Rose
Main 145.	Page 155	Policy PR13 – Monitoring and Securing Delivery	3 rd 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 <u>and associated monitoring.</u>	Plan improvement
Main 146.	162	Appendix 3 – Housing Trajectory		Update housing trajectory as indicated on revised trajectory attached	Consequential/updating
Main 147.	Pages 163-182	Appendix 4 – Infrastructure Schedule	-	Update infrastructure schedule (see attached updated schedule)	Updating
Main 148.	-	Whole Plan	Policies Maps	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) <i>(note: retain shading for safeguarded land – PR3a)</i> (see attached Proposed Map Changes)	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period

Cherwell Local Plan 2011 – 2031 (Part 1) - Partial Review of the Cherwell Local Plan – Oxford’s Unmet
Housing Needs

Proposed Main Map Changes, Housing Trajectory and Infrastructure Delivery Plan Schedule

September 2019

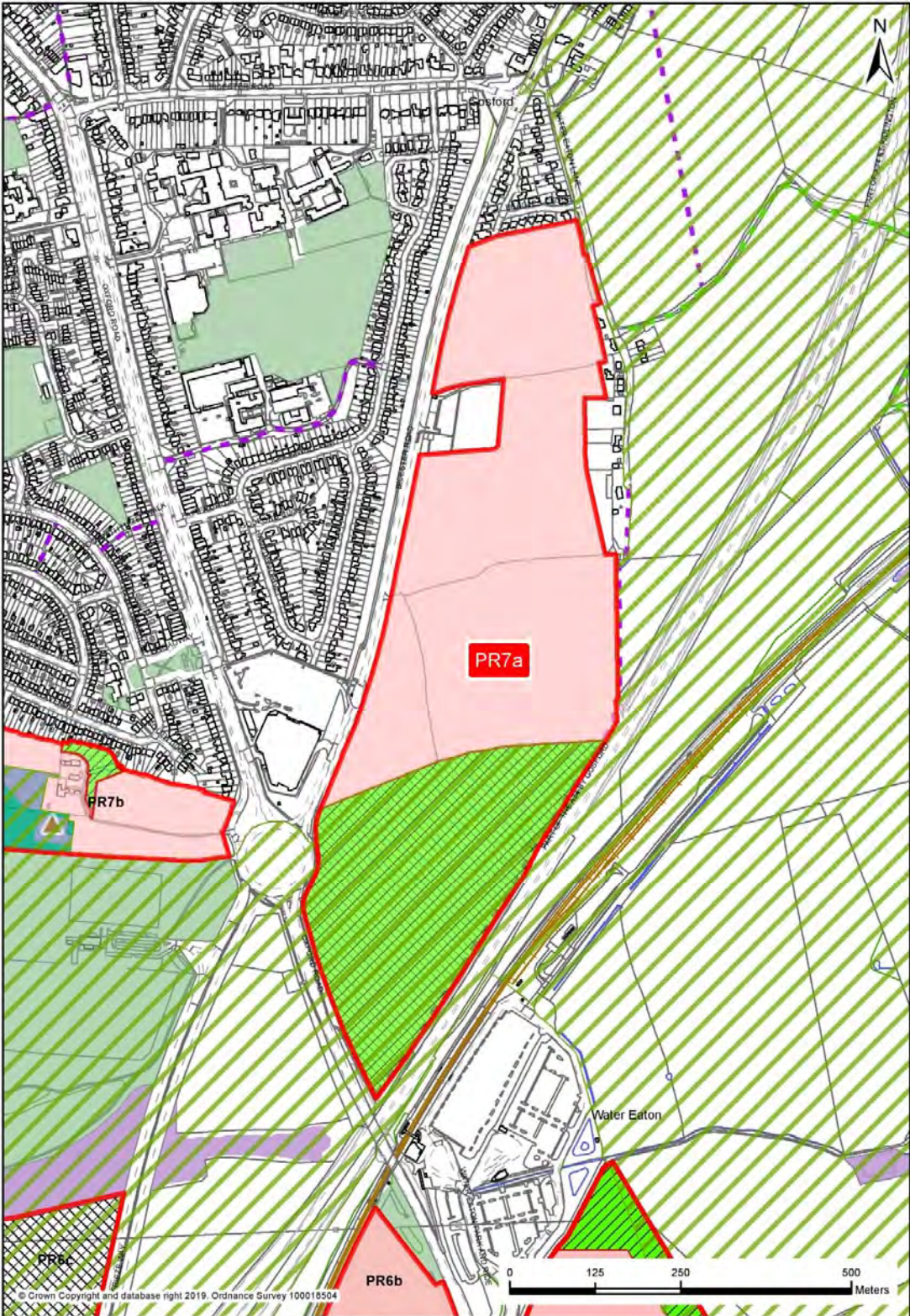
Policy PR6a Map – Land East of Oxford Road



Policy PR6a Key

	Site Boundary
	Cherwell District
	Conservation Target Areas
	Existing Green Space
	Local Centre
	NERC Act. S41
	New Green Space/Parks
	Outdoor Sports Provision
	Oxford City
	Primary School Use
	Public Bridleway
	Public Footpath
	Residential
	Retained Agricultural Land
	Revised Green Belt

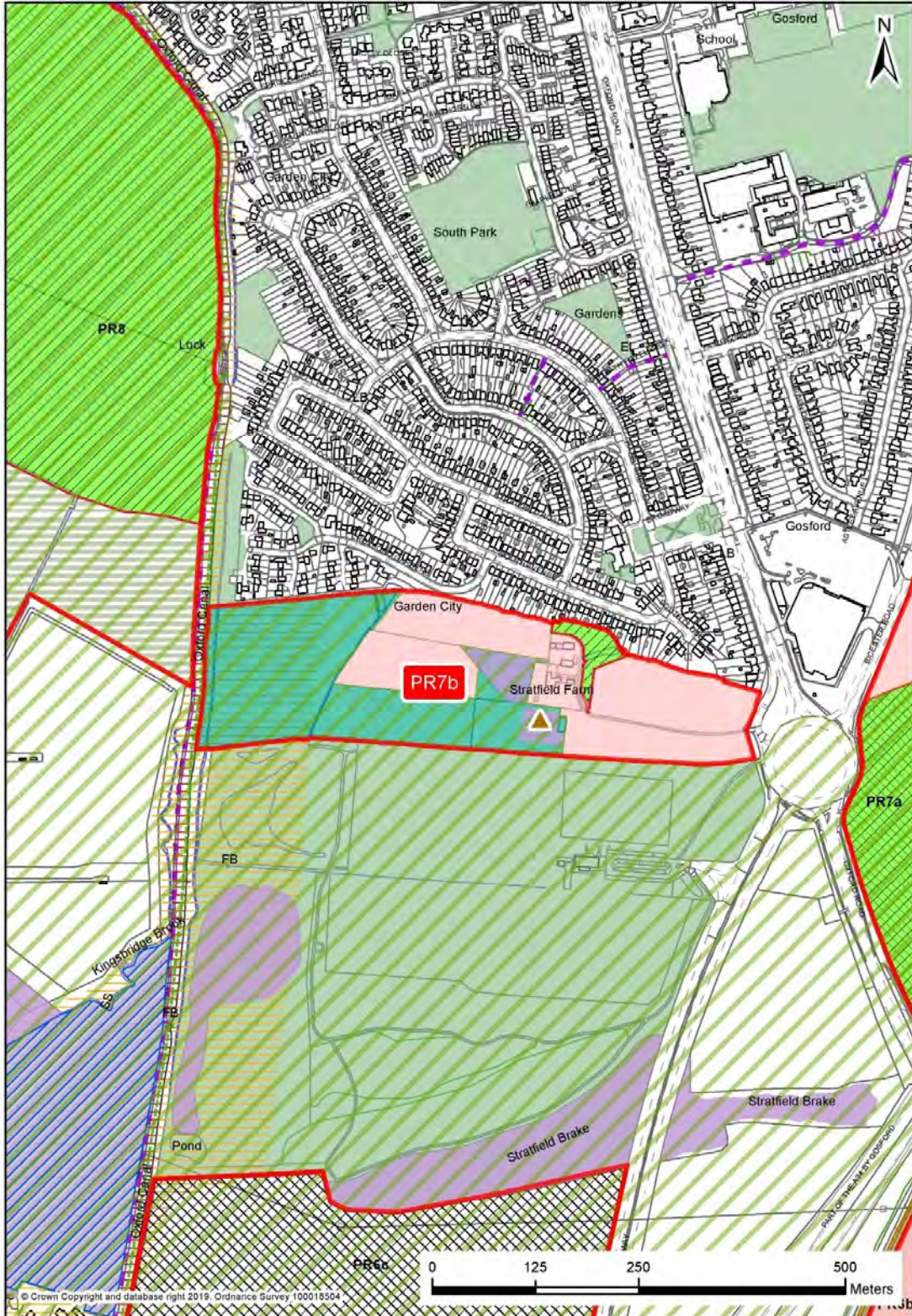
Policy PR7a Map – Land South East of Kidlington



Policy PR7a Key

	Site Boundary
	Existing Green Space
	Existing Orchard
	Nature Conservation Area
	NERC Act. S41
	New Green Space/Parks
	Outdoor Sports Provision
	Public Bridleway
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Revised Green Belt

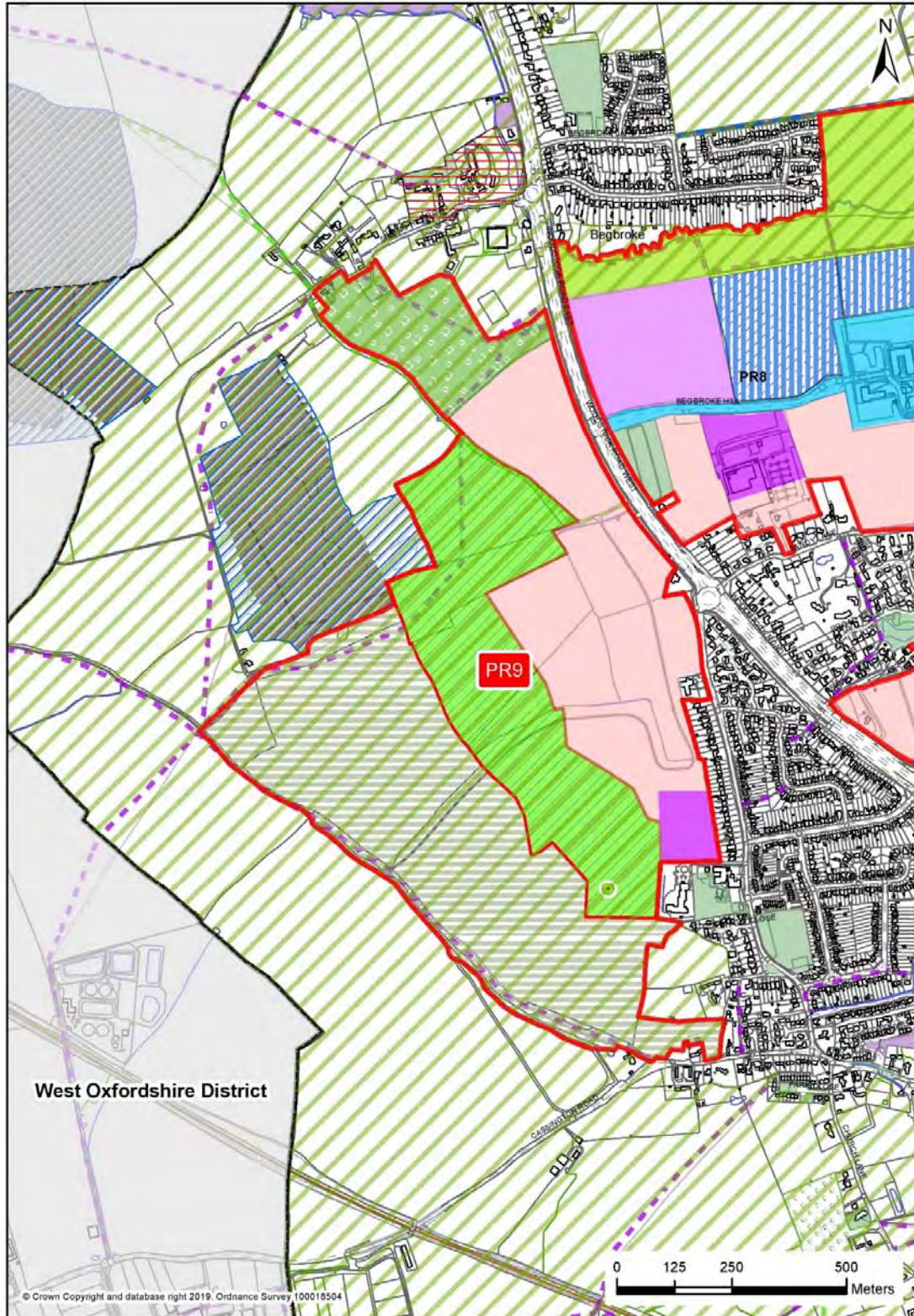
Policy PR7b Map – Land at Stratfield Farm



Policy PR7b Key

	Site Boundary
	Conservation Areas
	Conservation Target Areas
	Existing Green Space
	Existing Orchard
	Local Wildlife Site
	Nature Conservation Area
	NERC Act. S41
	New Green Space/Parks
	Outdoor Sports Provision
	Oxford Canal Trail
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Retained Agricultural Land
	Revised Green Belt

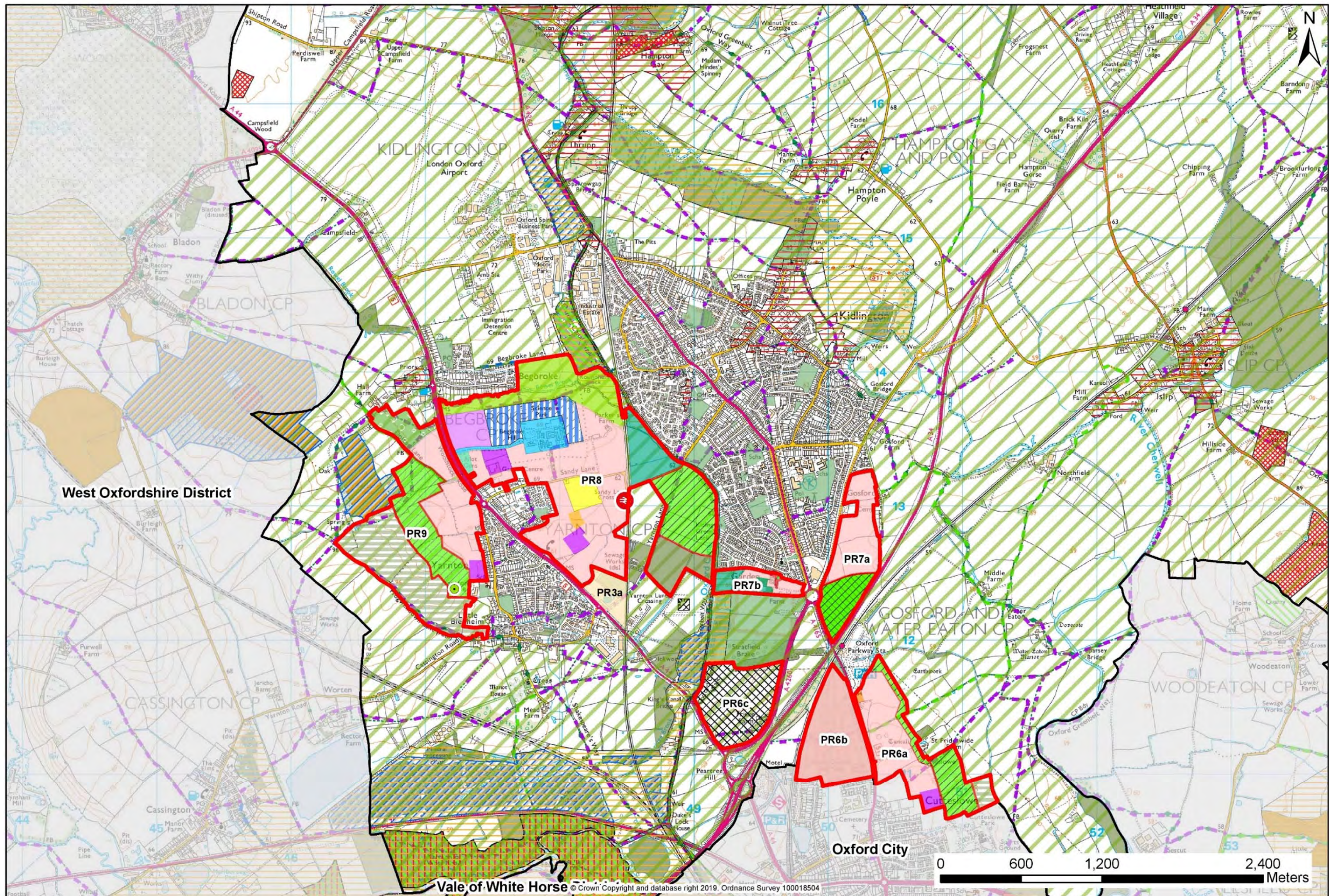
Policy PR9 Map – Land West of Yarnton



Policy PR9 Key

	Site Boundary		Retained Agricultural Land
	Ancient Woodland		Revised Green Belt
	Cherwell District		Secondary School Use
	Community Woodland		West Oxfordshire District
	Conservation Areas		
	Existing Begbroke Science Park		
	Existing Green Space		
	Historic Parks and Gardens		
	Land Reserved for Employment		
	Local Nature Reserve		
	Local Nature Reserve		
	Local Wildlife Site		
	NERC Act. S41		
	New Green Space/Parks		
	Primary School Use		
	Public Bridleway		
	Public Footpath		
	Restricted Byway		
	Residential		

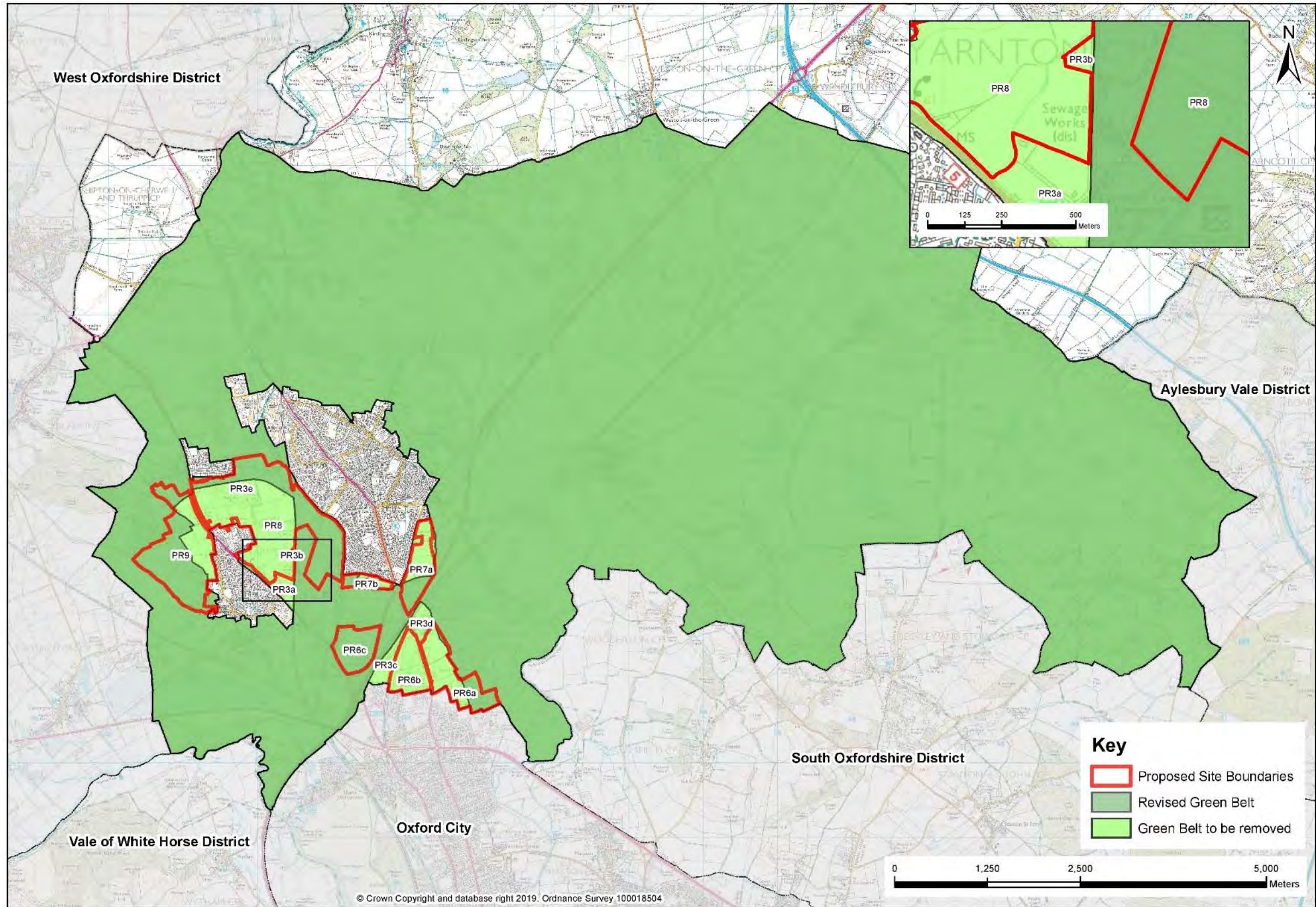
Appendix 1 – Policies Map



Appendix 1 – Policies Map Key

	Site Boundary		NERC Act, S41
	Ancient Woodland		New Green Space/Parks
	Cherwell District		Outdoor Sports Provision
	Community Woodland		Oxford Canal Trail
	Community Woodland		PR3a (Safeguarded Land)
	Conservation Areas		Primary School Use
	Conservation Target Areas		Public Access Land
	Existing Begbroke Science Park		Public Bridleway
	Existing Green Space		Public Footpath
	Existing Orchard		Restricted Byway
	Former Landfill Site		Reserved Land for Railway Station Halt
	Historic Parks and Gardens		Reserved Site for Golf Course Replacement
	Land Reserved for Employment		Residential
	Local Centre		Retained Agricultural Land
	Local Nature Reserve		Revised Green Belt
	Local Nature Reserve		Scheduled Ancient Monument
	Local Wildlife Site		Secondary School Use
	Nature Conservation Area		Site of Special Scientific Interest (SSSI)
	Nature Conservation Area		Special Areas of Conservation
	Neighbouring Authority		

Appendix 2 – Green Belt Plan



Partial Review of the Local Plan - Housing Trajectory (September 2019)

Plan Requirement (2021-2026)

1700 Homes

	Allocation	Scheme & Site Preparation			1st Five Year Supply Period											Total
		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31		
North Oxford																
Policy PR6a – Land East of Oxford Road	69050	0	0	0	25	50	75	100	100	100	100	650	50	250	69050	
Policy PR6b – Land West of Oxford Road	670530	0	0	0	0	30	7530	75	10075	10075	10075	75	765	50	670530	
Kidlington																
Policy PR7a – Land South East of Kidlington	2430	0	0	0	0	0	0	0	0	7530	5100	5100	5100	550	2430	
Policy PR7b – Land at Stratfield Farm	1200	0	0	0	025	50	25	30	40	250	0	0	0	0	1200	
Begbroke																
Policy PR8 – Land East of the A44	1950	0	0	0	50	100	225	225	225	225	225	225	225	225	1950	
Yarnton																
Policy PR9 – Land West of Yarnton	54030	0	0	0	30	75	75	75	75100	65100	50	250	450	0	54030	
Woodstock																
Policy PR10 – Land South East of Woodstock	410	0	0	0	0	0	0	0	0	50	100	100	100	60	410	
Total																

Five Year Housing Land Supply Requirement

Housing Requirement 2021-2026	1700
Annual Requirement	340
Requirement to date	0
Completions	0
Shortfall / Surplus	0
Base Requirement over next 5 years	1700
Base requirement with shortfall / surplus	1700
Plus 5% (NPPF)	1785
Annual requirement over next 5 years	357
Deliverable supply over next 5 years	188010
Total years supply	5.31

Appendix 4 - Infrastructure Schedule (September 2019)

Combined Schedules of Proposed Focused Changes and Minor Modifications to the Partial Review of the Cherwell Local Plan September 2019

Main Modification (Main 147) Appendix 4 Infrastructure Schedule

The Infrastructure Schedule accompanying the Local Plan (Part1) Partial Review identifies infrastructure schemes to support growth and ensures that infrastructure needs for Cherwell are incorporated in the relevant Infrastructure providers' plans and programmes. The process of infrastructure planning is an iterative one with the Council working with infrastructure providers to support the plan's growth and feeding into the wider strategic infrastructure programme led by the Oxfordshire Growth Board. Work will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.

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 a 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 the adopted Local Plan (Part 1) and the Local Plan (Part1) Partial Review.

As the Local Plan (Part1) Partial Review progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly IDP updates and AMR reporting.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Transport & movement											
1	Explore potential for a new rail station/halt between Kidlington and Begbroke	Identify potential for future new rail services and stations that reduce the reliance on private car for inter urban travel	Desirable	Long term	TBC N/A	TBC N/A	Network Rail, OCC, Rail providers, Begbroke Science Park/Oxford University	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>OxIS Stage 2 Sept. 2017</u>	All LP4 PR sites <u>PR8</u>	LP1 PR representations on behalf of OU <u>OCC</u>	<u>Long term aspiration being explored by the site promoter. Policy PR8 safeguards land so that future opportunities are not prevented. Delivery of LP1 PR does not depend on this scheme</u>
2.	Expansion of Water Eaton P&R	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	<u>Long Medium</u> term	TBC <u>c. £14.5m</u>	TBC <u>Local Growth Fund bids, developer contributions.</u>	OCC, bus service providers, private developers	LTP4 LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:	All LP1 PR sites,	OCC OTS	<u>Identified within LTP4 but no progress at this stage as a medium term scheme</u>
3.	Explore potential for a P&R at London Oxford Airport	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	<u>Medium Long</u> term	TBC <u>c. £17m</u>	TBC <u>Local Growth Fund bids, Developer contributions, other third party contributions.</u>	OCC, bus service providers, private developers	Infrastructure Delivery (PR11) <u>P&R Study, OCC May 2016</u> <u>OxIS Stage 2 Sept 2017</u>	All LP1PR sites	OCC OTS	<u>OCC negotiations with land owner are at an early stage.</u>
4.	Bus Lane <u>and bus stop</u> improvements along the A4260/A4165	Reduce the proportion and overall number of car journeys and help deliver the	Critical	<u>Short to m</u> Medium term	<u>Scheme specific below TBC</u>	<u>Scheme specific below TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4)	All LP1PR sites	OCC OTS TA (ITP)	<u>Potential sources of funding include: Emerging Oxfordshire</u>

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		transport changes provided for by the Oxford Transport Strategy.						LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept 2017</u>			<u>Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
4a	Improved bus lane provision on the A4165 between Kidlington roundabout and past the new housing sites	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	<u>TBC c. £3.87m</u>	<u>TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) <u>LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
4b	A4260 – southbound bus lane from The Moors to Benmead Road	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.583m*</u>	<u>TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) <u>LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>
4c	A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport Strategy	Critical	<u>Short to m</u> Medium term	TBC	<u>TBC</u>	OCC, bus service providers, private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) <u>LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>	All LP1PR sites	<u>OCC OTS TA (ITP)</u>	<u>Optioneering and feasibility work for section 4a has almost completed through Growth Deal funding.</u>

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								<u>Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
4d	Northbound bus lane Summerhill Road to Davenant Road		Critical	Medium-term	TBC	TBC			All LP1PR sites		*Cost from Lonsdale to Davenant (some 2way)
4e	Southbound bus lane from Rawlinson road to St Margaret's Road		Critical	Medium-term	TBC	TBC			All LP1PR sites		
5	Signalised junctions along the A4260/A4165 corridor to improve bus movements (<u>including Bus Gate near Kidlington centre</u>)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	<u>Short to m</u> Medium term	<u>Scheme specific below TBC</u>	<u>Scheme specific below TBC</u>	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u>	All LP1PR sites	OCC OTS TA (ITP)	Potential sources of funding include: Emerging Oxfordshire Growth Deal – North Oxford All Modes Corridor Improvements. All OXON authorities sign off – February 2018, Local Growth Fund
5a	A4260/Bicester Road Signalised junction – RT detection <u>and advanced stop line</u>		Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.313m</u>	<u>TBC</u> <u>Potential sources of funding include: Local Growth</u>			All LP1PR sites		
5b	A4260/Lyne Road Signalised junction - RT detection, <u>advance stop line and toucan crossing</u>		Critical	<u>Short to m</u> Medium term	<u>TBC c. £0.313m</u>		OCC, bus service providers,		All LP1PR sites		

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
5c	Langford Lane/A4260 junction improvements with bus lanes on some approaches		Critical	Short to mMedium term	TBC	Fund bids, developer contributions	private developers	OxIS Stage 2, Sept 2017	All LP1PR sites		bids, Developer contributions. Initial corridor study set out the outline schemes through these sections
6	Bus Lane improvements along the A44/ A4144	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to mMedium term	Scheme specific below TBC	Scheme specific below TBC	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	PR8 PR9 PR10	OCC OTS TA (ITP)	Optioneering and feasibility designs are near completion for all three sections along the A44 through Growth Deal Funding.
6a	Southbound bus lane on A44 from the new southern exit from East Yarnton (Begbroke) through to Loop Farm Roundabout Northbound and southbound bus lane on A44 between Langford Lane and Bladon Roundabout		Critical	Short to mMedium term	TBC £3.89m	TBC Potential sources of funding include: Oxfordshire Growth Deal North Oxford All Modes Corridor Improvement			PR8 PR9 PR10	OCC OTS TA (ITP)	
6b	Southbound bus lane on A44, between Langford Lane to and Spring Hill junction		Critical	Short to mMedium term	TBC	nts, Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9 PR10	OCC OTS TA (ITP)	
6c	Southbound bus lane on A44 between Spring Hill junction and Pear Tree interchange		Critical	Short to medium term	TBC			LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9 PR10	OCC OTS TA (ITP)	
6c	Extend Northbound bus lane on Woodstock Road to Bainton Road (currently stops at Moreton Road)		Critical	Medium term	TBC	TBC			PR8 PR9 PR10	OCC OTS TA (ITP)	
6d	Northbound bus lane on A44 between Langford		Critical	Medium term	TBC	TBC			PR8 PR9	OCC OTS	

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	Lane and Bladon Roundabout, Southbound bus lane from approximately 200m south of Bladon roundabout to Langford Lane								PR10	TA (ITP)	
7	4 buses per hour service between Oxford and Begbroke routed Land East of the A44 development site (A44/A4144 corridor)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to m Medium term	TBC Pending development	Bus operator and developer funded TBC	OCC, bus service providers, private developers		PR8	OCC OTS TA (ITP)	To be delivered by development proposal
8	Junction improvements facilitating cross-corridor bus movements (A44 to/from A4260)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to m Medium term	Scheme specific below TBC	Scheme specific below TBC	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017	All LP1 PR sites	OCC OTS TA (ITP)	Optioneering and feasibility designs are near completion for 8a and 8b through Growth Deal Funding.
8a	Left turn bypass lane from A4095 Upper Campsfield Road to A44		Critical	Short to m Medium term	TBC c. £1.04m	TBC Potential sources of funding include: Oxfordshire Growth Deal Oxford All Modes Corridor Improvements, Local Growth Fund Bids, developer contributions TBC			All LP1 PR sites	OCC OTS	
8b	Bus only left turn filter A44 to Langford Lane (General traffic to turn left from additional lane at junction)		Critical	Short to m Medium term	TBC c. £1.04m				All LP1 PR sites	TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
8c	Signalising A4095 Upper Campsfield Road/A4260 junction and enhancement of pedestrian/cycle crossings		Critical	Short to m Medium term	c. £1.04m TBC	TBC Potential sources of funding include: s278 plans as part of Minerals planning application, Local Growth Fund bids, developer contributions	OCC, bus service providers, private developers		All LP1 PR sites	OCC OTS	8c was identified within the A44/A4260 corridor study but no further progress has been made at this stage.
8d	Upgrade of outbound bus stop on A4165 opposite Parkway		Critical	Short to m Medium term	TBC	TBC			All LP1 PR sites	TA (ITP)	
9	Cycle super highway	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	TA (ITP)	
9a	Cycle super highway along the A4260/A4165 to/from Oxford Parkway	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to m Medium term	TBC c. £2.1m-5.25m	TBC Potential sources of funding include: s278 plans as part of Minerals planning	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)	All LP1 PR sites	TA (ITP)	Potential sources of funding include: Emerging Oxfordshire Growth Deal - North

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9b 9a	Cycle super highway along A4165 to from Oxford Parkway to Oxford city centre		Critical	Short to m Medium term	N/A TBC	application, <u>Local Growth Funds bids, developer contributions</u>	OCC private developers	LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept 2017</u>			Oxford All Modes Corridor Improvements. <u>All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u> <u>The cycle super highway along the A4260 between Kidlington Roundabout and Oxford city centre along the A4165 is going through optioneering and feasibility design through Growth Deal funding currently.</u>
15i 10	Pedestrian and cycle improvements linking Kidlington, Begbroke and Yarnton: Potential closure/unadoption of Sandy Lane to form green cycle/pedestrian route linking the A44 and the A4260 (Subject to consultation with OCC). This will be the central spine of a network of footpaths/cycle ways	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	TBC <u>Scheme specific below</u>	TBC <u>Scheme specific below</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: <u>Infrastructure A44 & A4260</u>	All sites	TA (ITP)	<u>Potential sources of funding include: All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	through Land east of the A44 (PR8) and it will be cycle/pedestrian/wheelchair accessible. Improving Green Lane linking Sandy Lane/Yarnton Road and the A44 to become a cycle track.							<u>Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
<u>42</u> <u>11</u>	Public Realm improvements on the A4260 between Benmead Road and Yarnton Road	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	<u>Desirable</u> <u>Necessary</u> <u>Y</u>	<u>Medium</u> <u>Short</u> term	c.£0.50m	<u>TBC</u> <u>Potential</u> <u>sources of</u> <u>funding</u> <u>include:</u> <u>Local</u> <u>Growth</u> <u>Fund bids</u> <u>DFT</u> <u>competitive</u> <u>fund</u> <u>Developer</u> <u>contributio</u> <u>ns Local</u> <u>authority</u> <u>budget</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure LP1 PR: Kidlington centre (PR4b) Kidlington Masterplan	All LP1 PR sites	OCC TA (ITP)	<u>Outline scheme identified through the A44/A4260 corridor study</u>
<u>42a</u> <u>11a</u>	20mph zone in centre of Kidlington on A4260 between Lyne Road and Sterling Approach	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	Desirable	Medium term	TBC	<u>TBC</u> <u>Potential</u> <u>sources of</u> <u>funding</u> <u>include:</u> <u>Local</u> <u>Growth</u> <u>Fund bids</u> <u>DFT</u> <u>competitive</u> <u>fund</u> <u>Developer</u> <u>contributio</u> <u>ns Local</u>	OCC private developers	<u>A44 & A4260 Corridor Study, OCC April 2017</u>	All LP1 PR sites	OCC TA (ITP)	<u>Outline scheme identified through the A44/A4260 corridor study</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
						<u>authority budget</u>					
15g 12	Walking/cycling/wheelchair accessibility from land at Stratfield Farm (PR7b) to key facilities on the A4165 including proposed sporting facilities at Land South East Kidlington (PR7a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	Short to mMedium term	TBC On-site transport mitigation / design considerations. Pending development	TBC Development proposal	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR:	PR7b	CDC	To be delivered by development proposal
15m 13	New public bridleways suitable for pedestrians, all-weather cycling, wheelchair use and horse riding, and connecting with existing public right of way network including existing bridleway at Dolton Lane	Improving accessibility and active travel	Desirable	Short to mMedium term	TBC Site/design considerations. Pending development	TBC Development proposals	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR8 PR9	CDC	Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions
15f 14	Walking/cycling/wheelchair accessibility from land at Stratfield Farm (PR7b) to Land east of the A44 (PR8) (including suitable crossing over the Oxford Canal)	Improving sustainable transport accessibility and active travel	Critical	Short to mMedium term	TBC c.£503k*	TBC Development proposals	OCC private developers Canal and River Trust	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR7b PR8	TA (ITP) CDC	*Includes bridge cost. Apportionment to both sites To be delivered by development proposal
15	<u>New public bridleway/green link connecting Land at Stratfield Farm (PR7b) with Land East of the A44 (PR8) across the</u>	<u>Improving accessibility and active travel</u>	<u>Necessary</u>								

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>Oxford Canal, and exploration of links with the wider PRow east of the A4165.</u>										
<u>13e 16</u>	<u>Wheelchair accessible</u> Pedestrian/Cycle bridge over the Oxford Canal linking Stratfield Farm (PR7b) to Land East of the A44 (PR8)	Improving sustainable transport accessibility and active travel	Critical	<u>Short to mMedium term</u>	<u>TBC c.£250k**</u>						<u>**subject to feasibility and design</u> <u>To be delivered by development proposals</u>
<u>40 17</u>	Sandy Lane – pedestrian and cycle new link over railway	Improve sustainable cross corridor connections between the A44 and the A4260	Critical	<u>Short to mMedium term</u>	<u>TBC c. £2m-5m</u>	<u>Pending development proposal</u> <u>TBC</u>	OCC <u>Network Rail</u> Private sector developers	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017</u>	PR8	OCC TA (ITP)	<u>Potential sources of funding include: All OXON authorities sign off February 2018 Network Rail Local Growth Fund bids Developer contributions Delivered within site PR8 but relevant to improving sustainable connections between the A44 and A4260</u>
<u>13b 17a</u>	Sandy Lane Level Crossing pedestrian/cycle bridge (Delivered with scheme <u>40 17</u> above)		Critical	<u>Short to mMedium term</u>	<u>TBC c.£0.52m</u>	<u>TBC Pending development proposal</u>	OCC private developers		<u>PR8</u>	OCC TA (ITP)	
<u>13e 18</u>	Kidlington roundabout: provision of pedestrian/cycle crossing at the roundabout <u>and exploring the potential for a pedestrian/cycle bridge over Frieze Way and bus priority</u>	Improving sustainable transport accessibility and active travel	Critical	<u>Short to mMedium term</u>	<u>TBC c. £5.8m</u>	<u>TBC Potential sources of funding include: Emerging Oxfordshire Growth</u>	OCC Private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:	PR6a PR6b PR7a PR7b	OCC	<u>Optioneering and feasibility design is being undertaken through Growth Deal Funding.</u>

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						<u>Deal – North Oxford All Modes Corridor Improvements All OXON authorities sign off February 2018 Local Growth Funds bids Developer contributions</u>		Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017</u>			
15n 19	Public vehicular, cycle, pedestrian and wheelchair connectivity within the Land West of Yarnton site 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.	Ensure safe access and integration with existing road network	Critical	<u>Short to m</u> Medium term	<u>TBC Transport mitigation/ design considerations. Pending development</u>	<u>TBC Development proposal</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	<u>To be delivered by development proposal</u>
204 5j	New walking and cycling routes from Land West of Yarnton (PR9) through Yarnton	Improving sustainable transport accessibility and active travel	Critical	<u>Short to m</u> Medium term	<u>TBC Transport mitigation/ design considerations.</u>	<u>TBC Development proposal</u>	OCC private developers		PR9	TA (ITP)	<u>To be delivered by development proposal</u>

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					<u>Pending development</u>						
11.	Cycle and pedestrian improvements	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Medium-term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR10 PR9 PR8	OCC TA (ITP)	

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11a 21	Cycle and pedestrian improvements along the A44 (between Bladon Roundabout and Peartree Roundabout) enabling: a) improved cycling facilities to link onto planned improvements to Pear Tree Roundabout and cycle route along Woodstock Road (south of the A34) into Oxford b) <u>high quality pedestrian / cycle crossing for shared use path</u> through Langford Lane junction and across the A44 (Shared Use Path improvements and new provision)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	<u>Short to m</u> Medium term	TBC <u>Apportioned cost of A44 and Woodstock Road scheme c. £8.23m</u>	TBC <u>Potential sources of funding include: Emerging Oxfordshire Growth Deal – North Oxford All Modes Corridor Improvements All OXON authorities sign off February 2018 Local Growth Funds bids Developer contributions</u>	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017</u>	PR40 PR9 PR8	OCC TA (ITP)	<u>Optioneering and feasibility design work is nearing completion through Growth Deal Funding.</u>
11b 22	Cycle and pedestrian improvements along Langford Lane including enhancement to formalise crossing, Shared Use Path (SUP) on the western end of Langford Lane and hybrid cycle lanes for the eastern end.		Critical		TBC <u>c. £0.772m</u>						
14 23	Reduction of speed limit and pedestrian/cycling crossing at key locations along the A44 (from	Improving sustainable transport	Critical	<u>Short to m</u> Medium term	<u>Transport mitigation / design considerations</u>	<u>Development proposal</u> TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and	PR8 PR9	OCC TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Sandy Lane to Cassington Road)	accessibility and active travel			<u>tions.</u> <u>Pending development</u> <u>TBC</u>			Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>A44 & A4260 Corridor Study, OCC April 2017</u> <u>OxIS Stage 2, Sept. 2017</u>			
15 24	Footpaths/cycleways within proposed development sites that link new development to existing and proposed networks	Improving sustainable transport accessibility and active travel	Critical	<u>Short to m</u> <u>Medium term</u>	<u>Scheme specific below</u> <u>TBC</u>	<u>Scheme specific below</u> <u>TBC</u>	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR:	All LP1 PR sites	PRoW Management Plan 2014	<u>To be delivered by development proposals</u>
15a 25	Pedestrian/cycling/wheelchair accessibility from land east of Oxford Road (PR6a) to Water Eaton Park and Ride and Oxford Parkway Station		Critical	<u>Short to m</u> <u>Medium term</u>	<u>Site transport mitigation / design consideration</u> <u>TBC</u>	<u>Development proposal</u> <u>TBC</u>	OCC private developers	Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) <u>OxIS Stage 2, Sept 2017</u>	PR6a	TA (ITP)	<u>Delivery likely to be linked to Green Infrastructure schemes below.</u> <u>To be delivered by development proposal.</u>
15b 26	Pedestrian/cycling/wheelchair accessibility from land west of Oxford Road (PR6b) to the employment opportunities at Oxford's Northern Gateway	Improving sustainable transport accessibility and active travel	Critical	<u>Short to m</u> <u>Medium term</u>	<u>Site transport mitigation / design consideration</u> <u>TBC</u>	<u>Development proposal</u> <u>TBC</u>	OCC private developers		PR6b	TA (ITP)	<u>Delivery likely to be linked to Green Infrastructure schemes below.</u> <u>To be delivered by development proposal.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
13d 27	Upgrade existing footbridge over the railway linking to Northern Gateway to pedestrian/cycle/Wheelchair accessible providing links to Northern Gateway	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6b	OCC TA (ITP)	To be delivered by development proposal.
15e 28	Pedestrian/cycling/wheelchair accessibility across A4165 from Land west of Oxford Road (PR6b) to services and facilities at Land East of Oxford Road (PR6a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	Short to m Medium term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR6b	TA (ITP)	To be delivered by development proposal.
15d 29	Footway along southbound carriage way of Bicester Road	Improving sustainable transport accessibility and active travel	Critical	Medium Long term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	TA (ITP)	To be delivered by development proposal.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
15e 30	Pedestrian/cycling/wheelchair accessibility to Oxford Parkway, Water Eaton P&R, across to Bicester Road and to formal sports pitches on site	Improving sustainable transport accessibility and active travel	Critical	Medium Long term	Site transport mitigation / design consideration TBC	Development proposal TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	To be delivered by development proposal.
15h	Create pedestrian, cycle and wheelchair friendly crossings which link new development at Land South East of Woodstock to existing and proposed networks including Oxford Road and Campsfield Road.	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
15k	Pedestrian, cycle and wheelchair connections between Land South East of Woodstock and Woodstock including provision and improvement along the A44	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR10	TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								LP1 PR: Infrastructure			
15f	Pedestrian, cycle and wheelchair connections across the site linking the public open space with the wider footpath network and A44 cycle route via new crossing points over the A44 and Upper Campsfield Road	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
15o	Creation of routes/green infrastructure links to ensure a layout that affords good access to Woodstock	Ensuring integration with existing development and transport networks, improving accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR10	CDC	
16 31	Vehicular spine route through Land East of the A44 (suitable for use by buses)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to mMedium term	TBC On-site transport mitigation / design considerations	TBC Development proposal	OCC private developers	LTP4: OTS LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) OxIS Stage 2, Sept 2017	PR8	TA (ITP)	<u>To be delivered by development proposal.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
47 32	Highways Works to Kidlington Roundabout/Oxford Road to enable site access for Land at Stratfield Farm	Ensure safe access and integration with existing road network	Critical	Medium term	TBC Site transport mitigation / design consideration	TBC Development proposal	OCC private developers	LP1 PR: Infrastructure Delivery (PR11)	PR7b	OCC	To be delivered by development proposal
43 33	Pedestrian/Cycle bridges (wheelchair accessible)	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	N/A	N/A	43 33
43a 33a	Pedestrian/Cycle bridge over the Oxford Canal and Railway		Critical	Medium term	TBC	TBC	OCC private developers		PR8	TA (ITP)	43a 33a
Education											
48 34	Primary School 2FE at Land East of Oxford Road	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	TBC c. £11m	TBC Developer contributions	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b	OCC	Early engagement with LEA needed to inform a site development brief and development proposals

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
35	<u>Additional permanent accommodation at Edward Feild Primary School</u>	<u>Expand the schools and colleges provision to match the needs of residents and businesses</u>	Critical	Medium term	<u>Specific project costs TBC (standard expansion rates are £15,256 (2Q 17) per pupil).</u>	<u>Pending development proposal</u> <u>Developer contributions</u>	<u>OCC</u> <u>Private sector developers</u>	<u>LP1: Meeting education needs (BSC7)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7a</u> <u>PR7b</u>	<u>OCC</u>	
19 36	Primary School 3FE at Land East of the A44	<u>Expand the schools and colleges provision to match the needs of residents and businesses</u>	Critical	Medium term	<u>TBC c. £15m</u>	<u>TBC Developer contributions</u>	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC	<u>Early engagement with LEA needed to inform a site development brief and development proposals and allow consideration of wider needs and provision.</u>
	<u>Primary School 2FE at Land East of the A44 if required- in consultation with the LEA and unless otherwise agreed with CDC</u>	<u>Expand the schools and colleges provision to match the needs of residents and businesses.</u>	Critical	Long term	<u>c. £11m</u>						
20 37	<u>Additional permanent accommodation at William Fletcher Primary School</u> Additional playing field land <u>and new access road to Yarnton Residential and Nursing Home</u> (c.1.85ha) <u>to be provided at William Fletcher Primary School Land West of Yarnton to facilitate a 0.5 FE the</u>	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	<u>TBC Specific project costs TBC (standard expansion rates are £15,256 (2Q 17) per pupil).</u>	<u>TBC Developer contributions</u>	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	<u>Early engagement with LEA needed to inform a site development brief and development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	expansion of William Fletcher Primary school by a 0.5 FE on the school site (to a 2 FE).				Cost of playing pitches provision on c.1.8 ha land at PR9 c. 326.4k						
24	Primary School 2FE at Land South East of Woodstock	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium-term	TBC	TBC	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR10	OCC	
22 38	Secondary school (900/1100-place) at Land East of the A44 with playing pitches located to help maintain a gap between the development and Begbroke village	Expand existing and provide new schools to match the needs of residents and businesses.	Critical	Medium term	TBC c. £34m	TBC Developer contribution and Education and Skills Funding Agency funding streams for capital investment in school provision	OCC Education and Skills Funding Agency Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	OCC	Early engagement with LEA needed to inform a site development brief and development proposals
23 39	SEN and early years school provision to meet projected needs either on site (including land) or adequate contributions to enable existing facilities to expand.		Critical	Medium term	TBC	TBC Developer contributions	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	OCC	
Utilities											

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24 40	Water supply links and network upgrades	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	Thames Water on LP1 IDP update	TW currently preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.
25 41	Sewerage links and treatment works upgrade										
41a	Wastewater Infrastructure upgrades required to serve Site Policy PR6a	Ensure utilities infrastructure grows at the same rate as communities	Critical	Medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR6a	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary
41b	Wastewater Infrastructure upgrades maybe required to serve Site Policy PR8		Critical	Medium term					To be funded by TW and private developers	Thames Water Private sector developers	PR8
26 42	Oxford WwTW upgrade will be required potential -TBC	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR6a, PR6b PR6c PR7a PR7b PR8 PR9	WCS Draft April-Nov 2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
27	Woodstock WwTW upgrade	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR10	WCS Draft April 2017	TW currently preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.
43	Cassington WwTW upgrade will be required	Ensure utilities infrastructure grows at the same rate as communities	Critical		Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b PR8	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary
28 44	Water conservation measures	Promote sustainable use of water: Maintaining quality and adequate resources	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Water Resources (ESD8) LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites		Developers to engage with TW to draw up water and drainage strategies outlining the developments water and waste water infrastructure.
29 45	Agreement in principle needed with DNO (Southern Electric Power Distribution) for any modification to overhead lines or development beneath overhead lines/undergrounding of	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes	To be funded by SEPD and private developers	SEPD Private sector developers	LP1: Public Service and Utilities (BSC9) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR6c PR7a PR8 PR9	SEPD Consultation Nov.16-Jan17 Consultation	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	overhead lines in relation to any development site.				forward						
Flood risk											
3046	Agreement in principle from TW that foul drainage from the site will be accepted into their network as part of any planning application	Reducing potential flooding and pollution risks from surface water.	Critical	Short to medium term	Costs to be determined as individual development comes forward	TW Private sector developers	TW Private sector developers	LP1: Sustainable Flood Risk Management (ESD6) LP1: Sustainable Drainage Systems (SuDs) (ESD7) LP1: Water Resources (ESD8)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
3447	Site specific FRA with detailed analysis and ground investigation to inform SuDS techniques and demonstrating suitable dry site access and egress for each development site.		Critical	Short to medium term	Costs to be determined as individual development comes forward	Private sector developers	EA TW Private sector developers	LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	SFRA L2May 2017	To be delivered by development proposal
3248	Provision of blue corridors for public open space/ recreation within those areas of the site in FZ 3		Critical	Short to medium term		Private sector developers	EA Private sector developers		PR6a PR7a PR8	SFRA L2May 2017	To be delivered by development proposal
Emergency and rescue services											
- 49	No known schemes Provision of Neighbourhood Policing facilities to serve the additional growth identified in the area. This could be through the provision of new touchdown offices as part of planned community Facilities/Centres on the identified new	N/A To ensure the delivery of safe and secure communities where crime and the fear of crime is minimised.	N/A Necessary	N/A Medium term	N/A Not known at this stage	N/A To be funded via Developer contributions	N/A CD C TV P Private Developers	N/A LP1 – BSC9: Public Services and Utilities LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	N/A All LP1 PR sites	N/A TVP	N/A Linked to progress of delivery of new housing schemes

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>housing sites or through the adaptation/alteration and/or extension of existing TVP facilities in the local area.</u>										
Health											
33 50	Provision of GP health facilities: either through redevelopment of Exeter Hall to accommodate existing practices in larger premises as a preferred approach or through Local Centre space allocated as part of PR6a and PR8.	Ensure health infrastructure grows at the same rate as communities	Critical	Medium to Long term	TBC	OCCG Private developers	OCC Private developers	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b PR8 PR9	OCCG CDC	Funding sources include: NHS England Estates and Technology Transformation Fund Developer contributions
34	Contribute to provision of GP health facilities in near Woodstock either as part of WODC resolution to approve application 16/01364/OUT or through WODC emerging Local Plan.	Ensure health infrastructure grows at the same rate as communities	Critical	Medium to Long term	TBC	OCCG Private developers	OCC Private developers	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
Community infrastructure											
35 51	Sports hall at PR8 Secondary School for shared community use – one additional 4 court sports hall to Sport England specification 34.5 x 20 x 7.5 (690 sqm)	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Medium Term	TBC c. £2.34m	Private developers	OCC CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC OCC	To be delivered with scheme 38 above

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36 52	Additional swimming pool space by replacement pool of 25m x 6 lane pool plus teaching pool at Kidlington and Gosford Leisure Centre		Necessary	Long Term	TBC c. £5.71m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	
37 53	Community building as part of onsite local centre at Land East of Oxford Road (community facility space of no less than 522m2)	Creation of a sustainable, mixed use development which provides opportunities for community cohesion	Necessary	Long Medium Term	TBC c. £1.25m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b	CDC	To be delivered by development proposal
38 54	Community building as part of onsite local centre at Land East of A44 (community facility space of no less than 862m2)		Necessary	Long Medium Term	TBC c. £1.8m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal
39 55	Extension to Kidlington Cemetery	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to Long terms	TBC c. £142.8k	TBC Private sector developers	Kidlington PC CDC Private developer	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	
56	Expansion of community facilities located at St John's Baptist Church	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to long term	TBC through work on site's development brief	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b	CDC	To be delivered by development proposal
57	Expansion of community facility in the vicinity	Ensure social infrastructure grows at the	Necessary	Medium term	TBC through	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and	PR9	CDC	To be delivered by development proposal

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		<u>same rate as communities</u>			<u>work on site's development brief</u>			<u>Community Facilities (BSC12)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>			
Open space, recreation and biodiversity											
40 58	Oxford Canal – Improvement to towpath infrastructure	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to Long term	TBC	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: The Oxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	<u>All sites subject to consultation with Canal and Rivers</u>	Canal & River Trust Nov.16-Jan17 Consultation	<u>The canal with its towpath provides a direct route into central Oxford from the Kidlington/Begbroke area.</u>
59	<u>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 of a dark canal corridor through the minimisation of light pollution</u>	<u>Ensure social infrastructure grows at the same rate as communities</u>	<u>Necessary</u>	<u>Medium to Long term</u>	<u>c.£112.2 k</u>	<u>Private developers</u>	<u>CDC Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)</u> <u>LP1: The Oxford Canal (ESD16)</u> <u>Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR 7b PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u> <u>Costs to be apportioned</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
44 60	Compensatory land for open space, countryside access and improvements <u>c.19.6 ha at Land east of the Oxford Road (PR6a)</u> <u>c.30h at Land at Frieze Farm if need for replacement Golf Course is demonstrated (PR6b and PR6c)</u> <u>c. 11ha at Land South East of Kidlington for sports provision/new open green space/park</u> <u>c. 6.80 ha at Land at Stratfield Farm</u> <u>c.79 ha at Land East of the A44 (PR8)</u> <u>c. 24.8ha at Land West of Yarnton</u>	Compensatory improvements to Green Belt land environmental quality and accessibility d	Critical	Short to Medium term	<u>TBC Scheme specific below</u>	<u>Private developers Scheme specific below</u>	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP: Oxford Green Belt (ESD14) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR7a PR7b PR8 PR9	CDC	<u>To be delivered by development proposals</u>
41a	<u>c.16 ha at Land east of the Oxford Road</u>		Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR6a	CDC	
41b	<u>c. 21.45ha at Land South East of Kidlington</u>		Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR7a	CDC	
41c	<u>c. 6.80 ha at Land at Stratfield Farm</u>		Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR7b	CDC	
41d	<u>c. 79 ha at Land East of the A44</u>		Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR8	CDC	
41e	<u>c. 82ha at Land West of Yarnton</u>		Critical	Short to Medium term	TBC	Private developers	CDC Private developers		PR9	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
42	c. 32ha of compensatory land to ensure the protection of the Blenheim Villa SAM and the setting of Blenheim Palace WHS and Grade 1 Registered Park and Gardens	Compensatory improvements for the protection and improvement of historic assets	Critical	Short to Medium term	TBC	Private developers	CDC OCC ICOMOS Heritage England Private developers	LP1: The Character of the Built and Historic Environment (ESD15) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
43 61	Provision of formal sports, play areas and allotments to adopted standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	<u>TBC Scheme specific below</u>	Private developers	CDC Private developers <u>Parish Councils</u>	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	All <u>LP1 PR</u> sites	CDC	<u>To be delivered by development proposals</u>
62	<u>Formal sports provision at Land East of Oxford Road</u>	<u>Ensure open space and amenity infrastructure grows at the same</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£ 147.8K</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
63	Formal sports provision at Land East of the A44	rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	c.£ 79.8K	Private Developers	CDC Parish Council Private developers	(BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposals
64	Formal sports provision at Land West of Yarnton	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	c.£ 222.2K	Private Developers	CDC Parish Council Private developers	(BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposals
43b 65	Converting existing Hockey AGP at Kidlington and Gosford Leisure Centre to 3G and increasing its size.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	TBC c. £400k	Private developers	CDC Parish Council Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	
43a 66	Formal sport pitches provision at Land South East Kidlington (PR7a) including: 2 3G football pitches and 1 cricket ground		Necessary	Medium Long term	TBC c. £3.17m	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation	PR7a All LP1 PR sites	CDC	Provision of land at PR7a. To be delivered by development proposals

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								(BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			
67	<u>Play areas provision at Land East of Oxford Road including: 3 LAPs, 2 LEAPs, 1 NEAP and 1 MUGA</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£1.05m</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)</u> <u>LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
68	<u>Play areas provision at Land West of Oxford Road including: 2 LAPs, 1 LEAP, 1 NEAP</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£756.4k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR6b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
69	<u>Play areas provision at Land South East Kidlington including: 1 LAP and 1 LEAP</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Long term</u>	<u>c.£217.8k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
70	<u>Play areas provision at Land at Stratfield Farm including: 1 LAP and 1 LEAP</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£217.8k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision</u>	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
71	<u>Play areas provision at Land East of the A44 including: 5 LAPs, 3 LEAPs, 2 NEAPs and 1 MUGA</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£1.8m</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>	<u>(BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
72	<u>Play areas provision at Land West of Yarnton including: 2 LAPs, 1 LEAP, 1 NEAP and 1 MUGA</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£840k</u>	<u>Private Developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR9</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
44b	<u>Allotments to be provided as in accordance to LP1</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Short to Long term</u>	<u>TBC</u>	<u>TBC</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a PR6b PR9 PR8 PR10</u>	<u>CDC</u>	<u>To be delivered through policy requirement for all sites comprising 275 + dwellings.</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
73	<u>Allotments to be provided at Land East of Oxford Road (0.47ha)</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£140k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
74	<u>Allotments to be provided at Land West of Oxford Road (0.38ha)</u>		<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£113.2k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR6b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
75	<u>Allotments to be provided at Land South East of Kidlington</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Long term</u>	<u>c.£59.5k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
76	<u>Allotments to be provided at Land at Stratfield Farm</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£59.5k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
77	<u>Retention or replacement (to an equivalent quantity and quality) of the existing allotments at Land East of the A44 and extending allotment</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing</u>	<u>Necessary</u> Y	<u>Medium term</u>	<u>c.£536k*</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>		<u>PR8</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>space in accordance with adopted standards (1.8 ha)</u>	<u>attitudes towards food growing.</u>									<u>*Cost of new provision (1.8 ha)</u>
78	<u>Allotments to be provided at Land West of Yarnton</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£113.2k</u>	<u>Private developers</u>	<u>CDC Parish Council Private developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR9</u>	<u>CDC</u>	<u>To be delivered by development proposals</u>
43c 79	<u>Exploring mMarked running routes associated with both existing green space and new open space on strategic sites as part of development briefs</u>	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	<u>TBC Thro ugh work on site's development brief</u>	Private developers	CDC Private developers	<u>LP1 PR: Infrastructure Delivery (PR11)</u>	All LP1 PR sites	CDC	<u>To be delivered by development proposals</u>
43d 80	<u>A replacement of Golf facility at Land at Frieze Way Farm PR6c should the need for replacement be demonstrated course relocation – if relocation needed to be delivered at Land at Frieze Way Farm PR6c</u>	<u>Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed</u>	<u>TBC Critical*</u>	<u>TBC Short to medium term</u>	<u>TBC c. £4m</u>	Private developers	CDC Private developers	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	PR6b PR6c	CDC	<u>*should the need for replacement be demonstrated</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
44 81	Amenity open space, natural and semi natural green space and Parks and Gardens to be provided as part of development in accordance to standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	TBC Scheme specific below	Private developers CDC	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR Sites	CDC	To be delivered through: • Development sites through the planning application process in accordance to adopted Local Plan requirements and Tables 8 and 9. • New provision by public bodies or organisations; and • Public access agreements to privately owned sites, and the preparation of site development briefs.
44e 82	Retention of c. 3 ha of land in agricultural as part of Land East of the Oxford Road (PR6a)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	Medium term	TBC N/A	TBC N/A	CDC Private sector developers		PR6a	CDC	
44d 83	Retention of c. 12 ha of land in agricultural as part of Land East of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes	Desirable	Medium term	TBC N/A	TBC N/A	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		towards food growing.						Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
84	<u>Retention of c. 39 ha of land in agricultural as part of Land West of Yarnton (PR9)</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Medium term</u>	<u>TBC N/A</u>	<u>TBC N/A</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR9</u>	<u>CDC</u>	
44a 85	Extension to Cutteslowe Park (c.11ha) including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	<u>Short to Long Medium term</u>	<u>TBC c. £2.2m</u>	<u>TBC Private sector developers</u>	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	<u>To be delivered through: Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9. New provision by public bodies or organisations; and Public</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
											access agreements to privately owned sites.
44f 86	Enhancements to woodland area (along northern boundary of PR6b)		Desirable	Medium term	TBC c. £199.5k	TBC Funded by development proposal	CDC Private sector developers		PR6b	CDC	To be delivered by development proposal
87	<u>Enhanced area of woodland along the south-eastern boundary of Land south East of Kidlington (PR7a) and the establishment of a new area of woodland planting</u>	<u>Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.</u>	<u>Desirable</u>	<u>Long term</u>	<u>c.£342k</u>	<u>Funded by development proposal</u>	<u>CDC Private sector developers</u>	<u>LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)</u>	<u>PR7a</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
44g 88	Protection and improvement of Orchard in Stratfield Farm	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	TBC c. £110.1k	TBC Funding by development proposal	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	PR7b	CDC	To be delivered by development proposal
89	<u>Maintenance and enhancement of protected trees, existing tree lines and hedgerows</u>		<u>Necessary</u>	<u>Medium term</u>	<u>c.£40.8k</u>	<u>Funded by development proposals</u>	<u>CDC Private sector developers</u>		<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
90	<u>Re-creation and restoration of hedgerows reflecting historic field pattern and enhancement of existing grassland habitats</u>		<u>Necessary</u>	<u>Medium term</u>			<u>CDC Private sector developers</u>	LP1 PR: Infrastructure Delivery (PR11)	<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
45f 91	Nature conservation area (c.65.3 ha), <u>incorporating the community orchard (scheme 88 above) and</u> with potential to link to and extend Stratfield Brake DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	<u>TBC c. £1.28m</u>	<u>TBC Private sector developer</u>	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	<u>To be developed by development proposal</u> <u>To be delivered following the progression of the Strategic Sites through the planning application process</u>
44h 92	Public open green space as informal canal side parkland on 23.44 hectares of land as shown		Necessary	Medium term	<u>TBC c. £4.7m</u>	<u>TBC Development proposal</u>	CDC Private sector developers		PR8	CDC	<u>To be delivered by development proposal</u>
45c 93	New publicly accessible Local Nature Reserve (c. 29 ha) based on Rowel Brook at Land East of the A44	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	<u>TBC c. £5.95m</u>	<u>TBC Development proposal</u>	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor	PR8	CDC	<u>To be delivered by development proposal</u>
47b 94	A nature conservation area on c. 12.26 ha of land to the east of the railway line, south of the Oxford Canal and north of Sandy Lane		Necessary	Short to Long term	<u>TBC c. £2.49m</u>	<u>TBC Development proposal</u>	CDC OCC BBOT Private sector developers	Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and	PR8	CDC	<u>To be delivered following the progression of the Strategic Sites through the planning</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			application process To be delivered by development proposal
45; 95	Local Nature Reserve at Land West of Yarnton (c.7.8 0.29 ha) accessible to William Fletcher Primary School	<u>Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats</u>	Necessary	Short to Long term	<u>TBC c. £59.1k</u>	<u>TBC Development proposal</u>	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17)	PR9	CDC	<u>To be delivered by development proposal</u>
44; 96	New community woodland (7.8 ha) to the north west of PR9 developable area and to the east of Dolton Lane	<u>Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats</u> Provision of open space and green infrastructure to meet growth needs and addressing changing	Necessary	Medium term	<u>TBC c. £2.3m</u>	<u>TBC Development proposal</u>	CDC Private sector developers	LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		attitudes towards food growing.									
44j	New community woodland within Land South East of Woodstock (PR10)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	TBC	TBC	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
45k	New nature conservation area accessible by the local community	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR10	CDC	
45 97	Green Infrastructure corridors and active travel: Green Infrastructure network connecting	Provision of open space and green infrastructure to meet growth needs	Necessary	Short to Long term	<u>TBC</u> <u>Scheme</u> <u>specific</u> <u>below</u>	<u>TBC</u> <u>Scheme</u> <u>specific</u> <u>below</u>	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)	All <u>LP1</u> <u>PR</u> sites	CDC	<u>To be delivered</u> <u>by development</u> <u>proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	wildlife corridors (including through developable areas), improving existing corridors and improving and protecting hedgerows network and protection of mature trees	and facilitate active travel						Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			
45a 98	Green infrastructure corridor (c.8 ha) incorporating a pedestrian, wheelchair and all-weather cycle route along PR6a's eastern boundary. Connecting Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with existing PRow network		Necessary	Medium term	TBC c. £1.6m	TBC Private sector developers	CDC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	<u>To be delivered by development proposal</u>
99	<u>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</u>	<u>Provision of open space and green infrastructure to meet growth needs and facilitate active travel</u>	<u>Necessary</u>	<u>Medium term</u>	<u>c.£816k</u>	<u>Private sector developers</u>	<u>CDC BBOWT Private sector developers</u>	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	<u>PR6a</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	<u>hedgerow network and the protection of mature trees</u>										
47d 100	Examination of provision of wildlife corridors over or under the A34 and A4260 (Frieze Way) to Stratfield Break DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	<u>TBC Pending development proposal</u>	<u>TBC Pending development proposal</u>	CDC OCC BBO T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6b	CDC	<u>To be delivered by development proposal</u>
101	<u>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</u>	<u>Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats</u>	<u>Necessary</u>	<u>Short to Medium term</u>	<u>c.£581</u>	<u>Private sector developers</u>	<u>CDC OCC BBO T Private sector developers</u>		<u>PR7b</u>	<u>CDC</u>	<u>To be delivered by development proposal</u>
45d 102	Protection and enhancement of Sandy Lane and Yarnton Lane as green links and wildlife corridors and wildlife connectivity from Sandy Lane to the proposed Local Nature Reserve at Land east of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	<u>TBC Delivered through schemes 92 and 94</u>	<u>TBC Private sector developers</u>	CDC OCC BBOWT Private sector developers		PR8	CDC	<u>To be delivered by development proposal</u>

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
45e 103	Green infrastructure network with connected wildlife corridors, including within the residential area and alongside the railway line. Includes improvement of the existing network including within the Lower Cherwell CTA and to the Rushy Meadows SSSI, the Meadows West of the Oxford Canal Local Wildlife Site and to Stratfield Farm (PR7b)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	TBC c. £161.2k	TBC Private sector developers	CDC OCC BBOWT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11) LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
45b 104	Green infrastructure network with connected wildlife corridors, including within the developable area. The improvement of the existing network including hedgerows between the proposed Community Woodland at PR9 and Begbroke Wood	Provision of open space and green infrastructure to meet growth needs	Necessary	Medium term	TBC c. £3.36m	TBC Private sector developers	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To be delivered by development proposal
47e 105	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	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC c. £4.6m	TBC Development proposal	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	To delivered by development proposal
46 106	Development proposals for Land East of the A44 (PR8) are required to	Establishing if land contamination has the potential to be	Desirable	Medium Term	TBC Pending developm	Private developer	CDC EA	1996 Local Plan Saved Policy: Development on	PR8	CDC	To delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	undertake an investigation of the former land field site south of Sandy Lane to then remediate the site for a use compatible with the proposals and retained uses in the area as detailed in Policy PR8	present on historic land uses and surrounding area and explore remediation			<u>ent proposal</u>		Private developer	contaminated Land (ENV12)			
47 107	Ecological Mitigation and Compensation - habitat creation and management.	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	TBC Site mitigation n/development brief considerations	TBC Private sector developers	CDC OCC BBO T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	To be delivered following the progression of the Strategic Sites through the planning application process
47a 108	Farmland bird compensation required from proposals for site policies PR6a, PR7a, PR7b, and PR9 and PR10								PR6a PR7a PR7b PR9		
48 109	Restoration, maintenance, new habitat creation at Lower Cherwell Conservation Target Area								PR6a PR6b PR7a PR7b PR8 PR9		
44e 110	Protection of the orchard and waterbody at St. Frideswide Farm		Desirable	Medium term	TBC	TBC	CDC Private sector developers	PR6a	CDC		
45g 111	Community Woodland east of Dolton Lane PR9/ Community Woodland on the western side of PR10		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers	PR9	CDC		
45h 112	Local Nature Reserve based on Rowel Brook at	Enhance natural environment by	Necessary	Short to Long term	TBC	TBC	CDC OCC	LP1: Protection and Conservation	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Land East of the A44 (PR8)	maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats					BBO WT Private sector developers	of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
45i 113	Local Nature Reserve based on Frogwelldown Lane DWS and educational opportunities for PS (PR9)		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers		PR9	CDC	

**Schedule of Proposed Minor Modifications
to the Partial Review of the Cherwell Local Plan
September 2019**

These are modifications to the Proposed Submission Plan (July 2017) following receipt of the Inspector’s Post Hearing Advice Note (July 2019). This document replaces the published Proposed Focused Changes and Minor Modifications - February 2018

The proposed Modifications to the Partial Review of the Cherwell Local Plan Proposed Submission Plan July 2017 comprise the Schedule of proposed Main and Minor Modifications, the attached Minor Proposed Map Changes and Infrastructure Schedule.

New text is shown in **bold and underlined**. Deleted text is shown in **bold and ~~struckthrough~~**.

Minor modifications – generally cover factual updates, typographical corrections and presentational improvements

The reasons for changes and modifications are further explained in the Council’s published Explanatory note (September 2019)

Proposed modifications highlighted in grey are those suggested since receipt of the Inspector’s Advice Note.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 1	-	Whole Plan	All Relevant Maps	Update the copyright on all maps (see attached Proposed Map Changes)	Updating
Min 2	-	Whole Plan	All Relevant Maps	Improve the scale bars on all maps (see attached Proposed Map Changes)	Presentation
Min 3	-	Whole Plan	All Relevant Maps	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible and ensure consistency with adopted Local Plan (see attached Proposed Map Changes)	Presentation
Min 4	-	Whole Plan	All Relevant Maps	Ensure all proposed land allocations appear on other policy maps (e.g. Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated (see attached Proposed Map Changes)	Presentation
Min 5	-	Whole Plan	All Relevant Maps	Update layer including to show correct symbology/labelling for Ancient Woodland	Presentational Correction / Representation PR-C-0766 from BBOWT
Min 6	-	Whole Plan	All Relevant Maps	Replace BAP habitat layer with S.41 NERC Act layer	Presentational correction
Min 7	-	Whole Plan	All Relevant Maps	Show Local Wildlife Sites	Presentational correction

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 8	-	Whole Plan	All Relevant maps	Ensure Conservation Target Area layer is clearly visible on all maps (see attached Proposed Map Changes)	Presentational correction
Min 9	-	Whole Plan	Plan Text and Footnotes	Update hyperlink to Evidence List on the Council's new website and document references.	Update
Min 10	-	All policies Maps - key	All policies Maps - key	Replace site reference number <u>on the key</u> with red site boundary notation and label it 'site boundary'.	Plan Improvement / clarification
Min 11	Page 9	Executive Summary, Paragraph xxii.	2nd sentence	Amend to read as 'The policy makes it clear that 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 Housing, Communities and Local Government to...'	Change to the Secretary of State's title
Min 12	Page 21	Table 3	Vale of White Horse	Replace '220' with ' 2200 '	Typo
Min 13	Page 21	Text Box (Memorandum of Cooperation, November 2016)	2 nd para.	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	Copy/paste error

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 14	Page 35	Paragraph 3.17	-	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), the first stage of which was completed in April 2017.	Updating / OxIS Stage 2 (November 2017) recently published
Min 15	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7a	Extend proposed growth area	Consequential change
Min 16	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7b	Extend proposed growth area	Consequential change
Min 17	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR9	Extend proposed growth area	Consequential change
Min 18	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR10	Remove whole site from diagram	Consequential change
Min 19	Page 66	Para 5.17	Point 2	Amend to read 'the clear inability for Oxford City to fully meet its own housing needs'	Clarification
Min 20	Page 76	Para 5.39	PR3(c)	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary in is this location.'	Correction
Min 21	Page 77	Policy PR3 - The Oxford Green Belt	Paragraph 5.39 PR3(e)	Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in the next Local Plan Local Plan Part 2. '	Update to LDS dated December 2018.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 22	Page 78	Policy PR3	(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 inset Policies Map PR8 the map at Appendix 2)	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 23	Page 78	Policy PR3	(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 inset Policies Map PR6b the map at Appendix 2) '	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 24	Page 78	Policy PR3	(d)	Amend to read: '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 the map at Appendix 2) '	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 25	Page 78	Policy PR3	(e)	Amend to read: '14.7 hectares of land to the north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8 the map at Appendix 2) '	Typo and presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 26	Page 80	Paragraph 5.57	2 nd sentence	Amend to read 'In particular cycle improvements between Oxford Parkway and Cutteslowe	Grammatical correction

MINOR MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
				Roundabout could help to complete an improved route between Kidlington and Oxford'.	
Min 27	Page 88	Paragraph 5.78	Line 3	Amend to read '...far outweigh the those adverse effects...'	Grammatical correction
Min 28	Page 89	Policies Map	Policy PR6a	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 29	Page 95	Policies Map	Policy PR6b	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 30	Page 100	Policies Map	Policy PR6c	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 31	Page 101	Policy PR6c	1 st paragraph	Amend to read 'Land at Frieze Farm (30 hectares) will be reserved.....'	Plan improvement
Min 32	Page 105	Paragraph 5.697	Paragraph number	Re-number paragraph no. 5.697 as ' 5.97 '	Typo
Min 33	Page 111	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6 (See attached Proposed Map Changes)	Presentational correction
Min 34	Page 112	Policy PR7b	Point 8	Amend to read '...Land East of the A44 (PR9) (PR8) across the Oxford Canal,....'	Typo

MINOR MODIFICATIONS

Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 35	Page 113	Policy PR7b – Land at Stratfield Farm	PR7b – 10 (g)	Amend to read: The maintenance and enhancement of significant the protected trees, existing tree lines and hedgerows.	Correction.
Min 36	Page 114	Policy PR7b	Point 13	Amend to read ‘...phase 1 habitat survey including an a habitat suitability index...’	Typo
Min 37	Page 123	Policy PR8	Point 18 (m)	A An outline scheme for vehicular access by the emergency services	Typo
Min 38	Page 132	Policy PR9 - Land West of Yarnton	Policy PR 9 - point 15	Amend to read: The application shall be supported by a Heritage Impact Assessment which will include identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site’ (point 15 ends)	Plan improvement
Min 39	Page 137	Paragraph 5.139	-	Amend to read: ‘...and the emerging Cherwell Design Guide’	Future proofing for SPD adoption
Min 40	Page 148	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: ‘Completing and keeping up-to-date a Development perment Contributions Supplementary Planning Document...’	Typo
Min 41	Page 149	Paragraph 5.157	1 st sentence	Amend to read: ‘We need <u>to</u> ensure...’	Grammatical error
Min 42	Page 155	Policy PR13 – Monitoring and Securing Delivery	Final paragraph	Amend 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	Change to Secretary of State's title.

MINOR MODIFICATIONS					
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
				State for Housing , Communities and Local Government to....'	
Min 43	Page 158	Appendix 1 - Policies Map	Policies Map	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	Correction of error/Clarification.
Min 44	Page 158	Appendix 1 - Policies Map	Policies Map	Update reflecting changes to other Policies Maps (see attached)	Updating for consistency
Min 45	Page 160	Appendix 2 - Green Belt Plan	Proposed Changes to the Green Belt within Cherwell District	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	Presentational clarification
Min 46	Page 160	Appendix 2 – Green Belt Plan	Proposed Changes to the Green Belt in Cherwell District	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	Consequential change
Min 47	Page 162	Appendix 3 – Housing Trajectory	Allocation Column	Insert lines to identify 5 year period	Presentational correction
Min 48	Page 184	Appendix 5 – Monitoring Framework	Policy PR3 Local Plan Indicators	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	Correction/consequential change

MINOR MODIFICATIONS

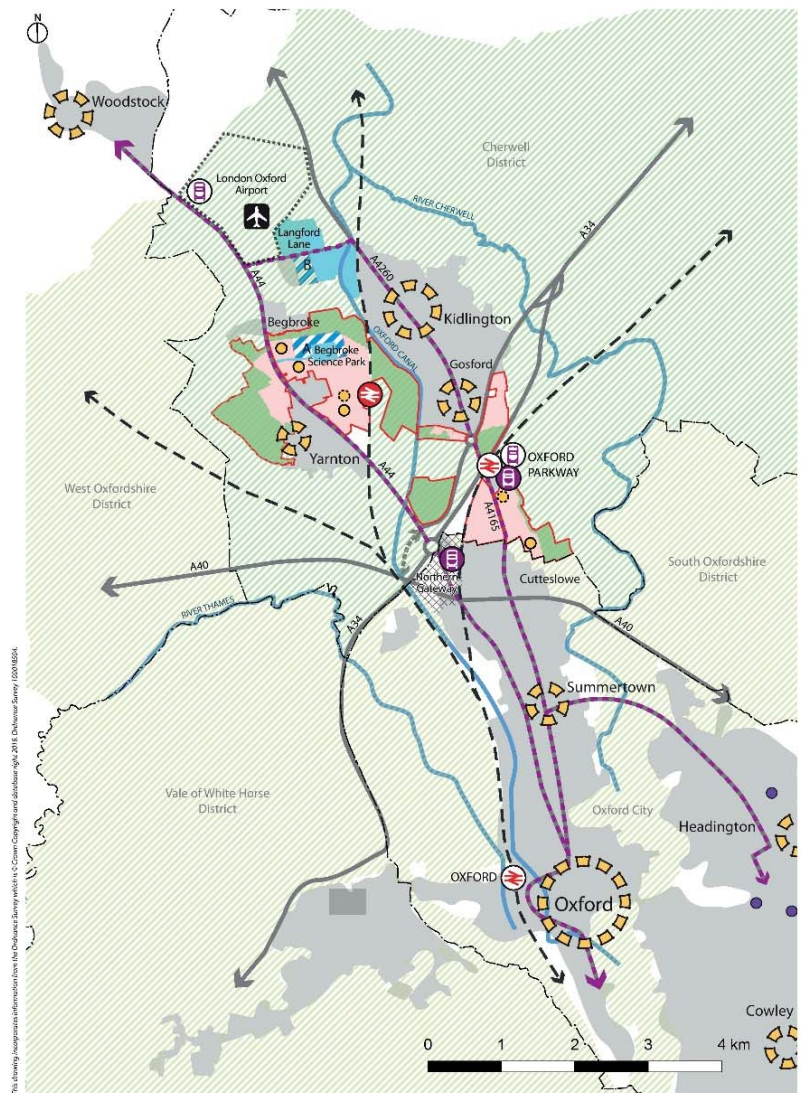
Ref No.	Page no.	Section/Policy/Paragraph/ Table/Diagram	Reference	Proposed Change	Reason
Min 49	Page 185	Appendix 5 – Monitoring Framework	Policy PR6a Local Plan Indicators	Delete Local Plan Indicators and replace with <u>'Residential completions'</u>	For consistency
Min 50	Page 186	Appendix 5 – Monitoring Framework	Policy PR10	Delete row associated with PR10	Consequential Change
Min 51	Page 190-191	Appendix 6 - Thematic Maps	-	Make the following changes to the theme maps - Remove Woodstock housing allocation and the associated green infrastructure and sports provision at site: PR10:	Consequential change
Min 52	Page 193	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	Updating

Cherwell Local Plan 2011 – 2031 (Part 1) - Partial Review of the Cherwell Local Plan – Oxford’s Unmet Housing Needs

Proposed Minor Map Changes

September 2019

Figure 10: Spatial Strategy – Key Diagram

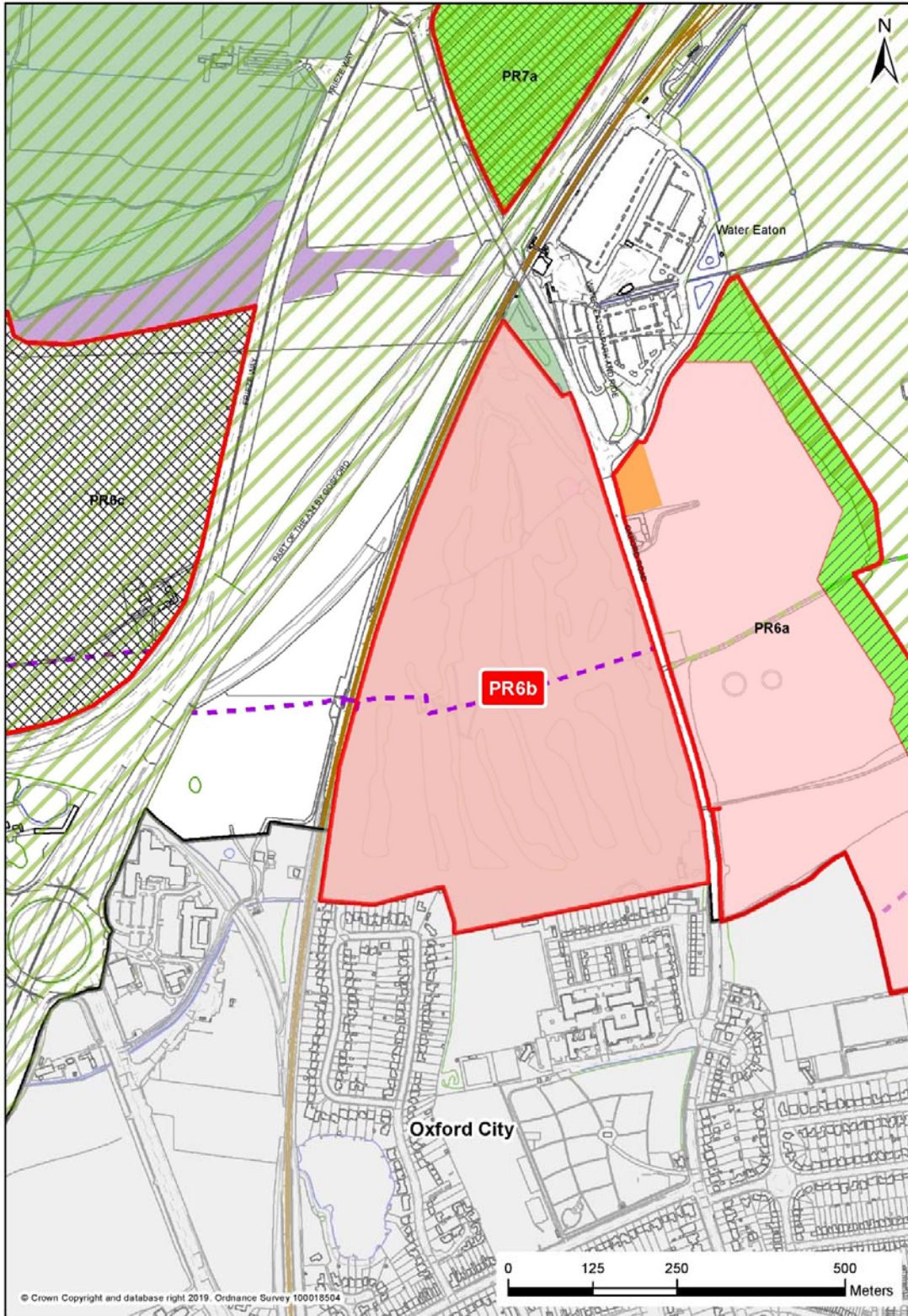


This strategy incorporates information from the Oxford City Council Strategic Planning Study 2011. Oxford Survey 10008504.

Key Diagram - For Illustrative Purposes Only

- | | | |
|---|--|---|
| <p>Key</p> <ul style="list-style-type: none"> Allocation site boundaries District boundaries Green Belt Existing settlement Proposed residential development Proposed green infrastructure and formal recreation provision | <ul style="list-style-type: none"> Existing centres Proposed local centres Proposed schools Existing hospitals Existing employment area Proposed employment area A: land reserved for extension to Science Park B: permission granted for Technology Park Oxford City proposed Northern Gateway development | <ul style="list-style-type: none"> Sustainable movement corridors Rail lines Existing rail station Potential new rail station London Oxford Airport Existing Park & Ride New or expanded Park & Ride County Council proposed link road |
|---|--|---|

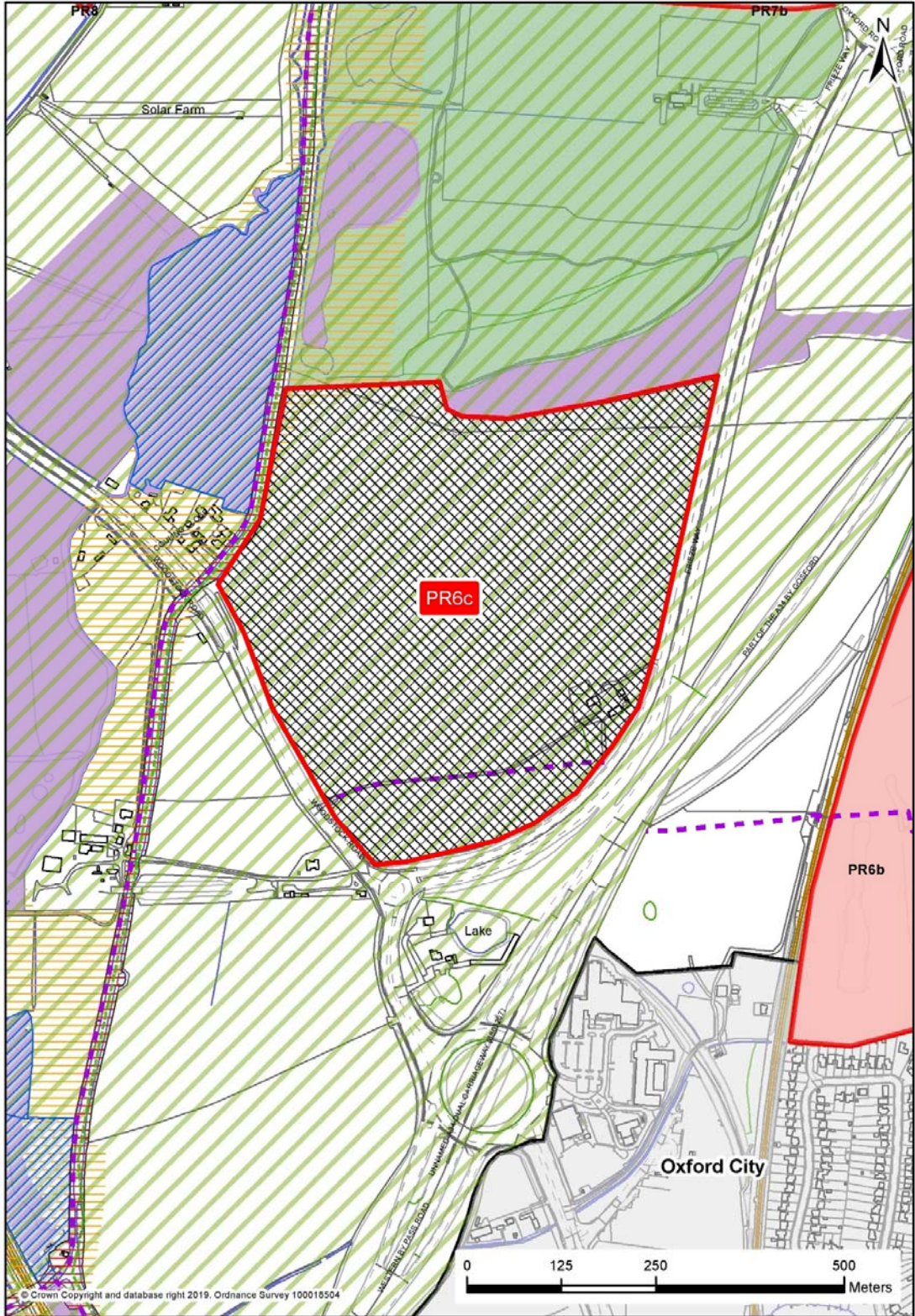
Policy PR6b Map – Land West of Oxford Road



Policy PR6b Key

	Site Boundary
	Cherwell District
	Existing Green Space
	Local Centre
	NERC Act. S41
	New Green Space/Parks
	Outdoor Sports Provision
	Oxford City
	Public Bridleway
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Revised Green Belt

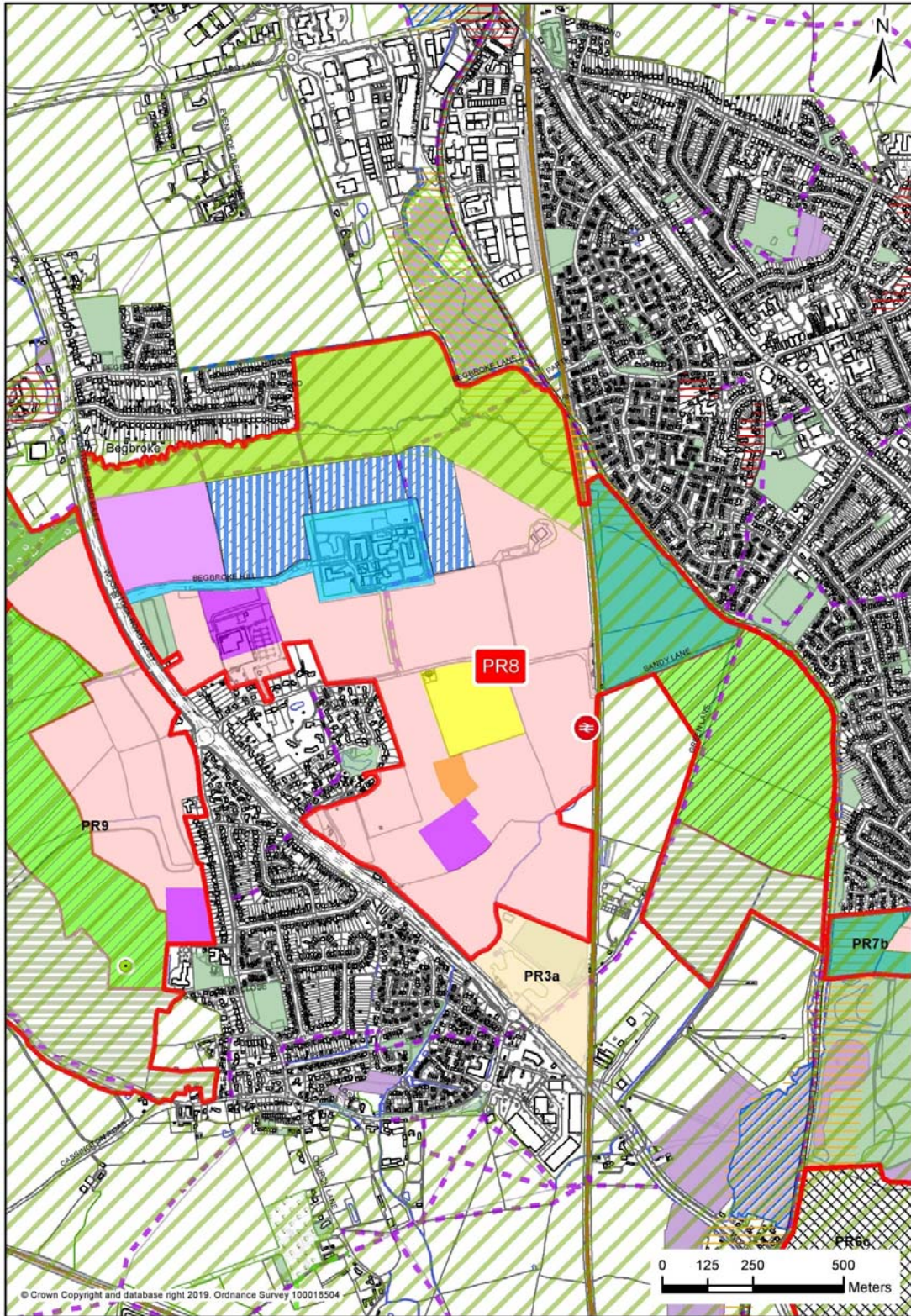
Policy PR6c Map – Land at Frieze Farm



Policy PR6c Key

	Site Boundary
	Cherwell District
	Conservation Areas
	Conservation Target Areas
	Existing Green Space
	Local Wildlife Site
	NERC Act. S41
	Oxford Canal Trail
	Oxford City
	Public Footpath
	Reserved Site for Golf Course Replacement
	Residential
	Revised Green Belt

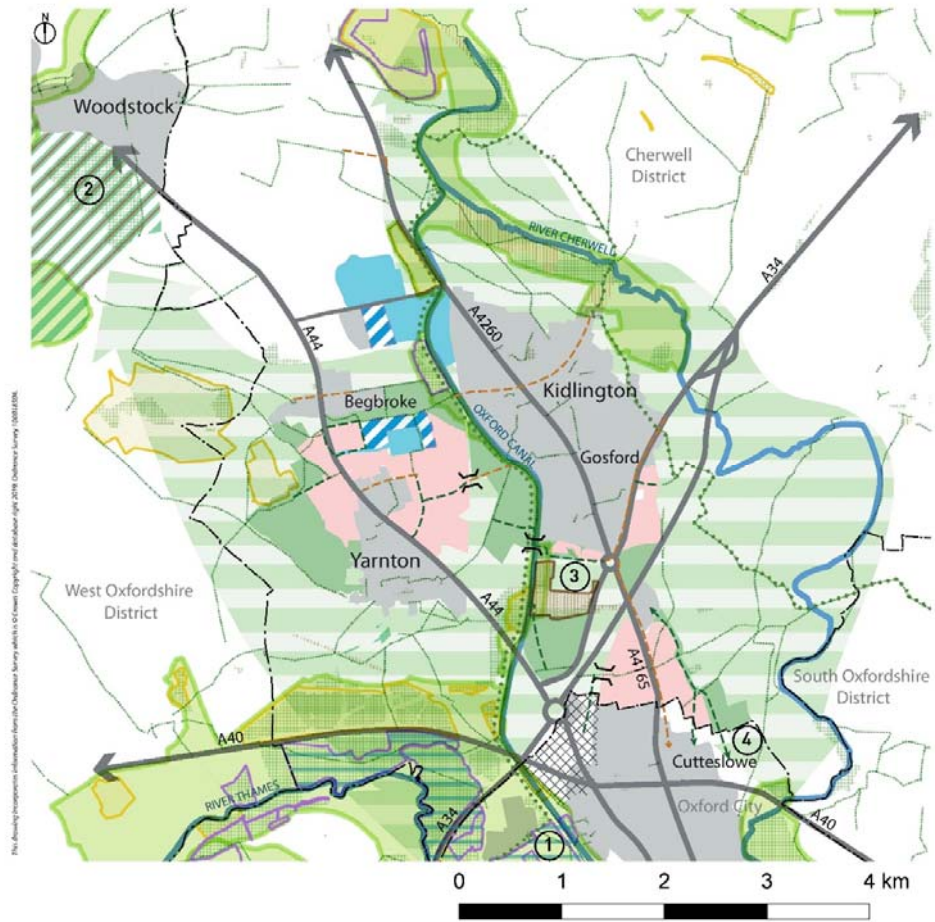
Policy PR8 Map – Land East of the A44



Policy PR8 Key

	Site Boundary		Public Bridleway
	Community Woodland		Public Footpath
	Conservation Areas		Restricted Byway
	Conservation Target Areas		Reserved Land for Railway Station Halt
	Existing Begbroke Science Park		Reserved Site for Golf Course Replacement
	Existing Green Space		Residential
	Former Landfill Site		Retained Agricultural Land
	Historic Parks and Gardens		Revised Green Belt
	Land Reserved for Employment		Secondary School Use
	Local Centre		Site of Special Scientific Interest (SSSI)
	Local Nature Reserve		
	Local Nature Reserve		
	Local Wildlife Site		
	Nature Conservation Area		
	NERC Act. S41		
	New Green Space/Parks		
	Oxford Canal Trail		
	PR3a (Safeguarded Land)		
	Primary School Use		

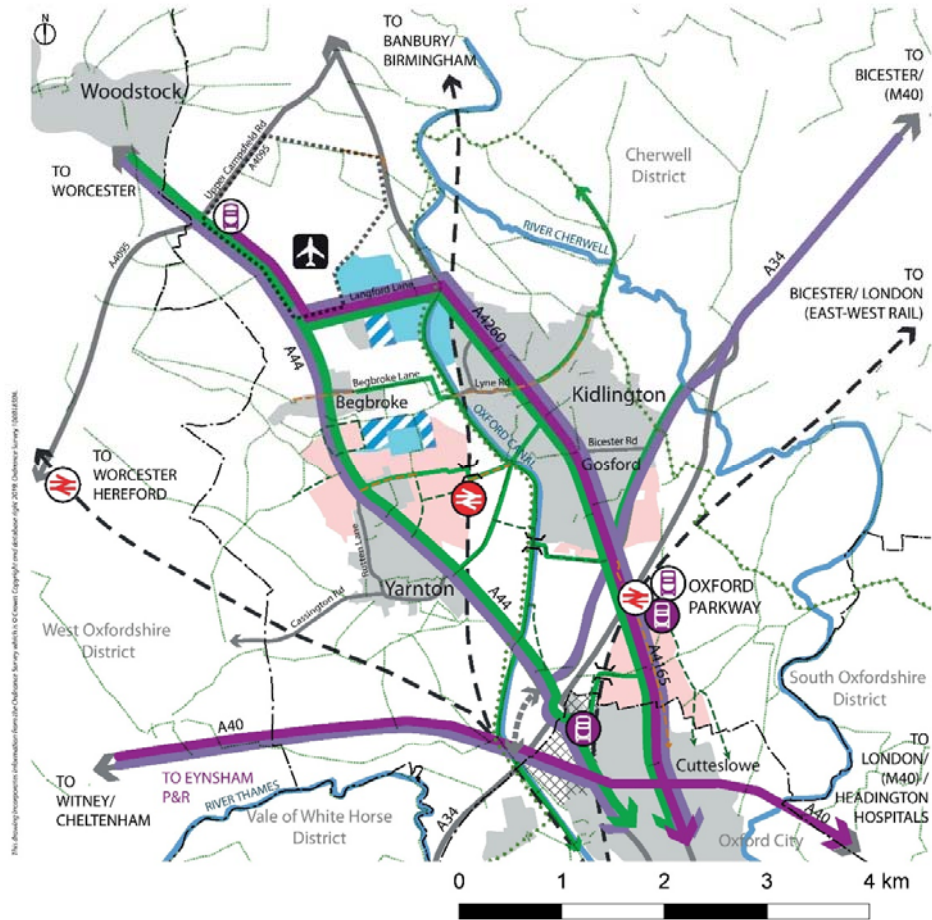
Thematic Maps



Green Corridors - For Illustrative Purposes Only

Key	District Wildlife Site	Existing public right of way
District boundaries	Local Wildlife Site	Proposed new pedestrian, wheelchair and all-weather cycle route
Primary waterways	SSSI	Proposed walking route on street
Strategic green corridor	Habitat of Principal Importance (NERC 541 Act, previously BAP)	Green Belt Way
Existing settlement	Conservation Target Area	Pedestrian / cycle bridges (wheelchair accessible)
Proposed residential development	Woodland Trust Site	Key green infrastructure
Existing employment area	Special Areas of Conservation	Proposed green infrastructure and formal recreation provision
Proposed employment area	World Heritage Site	SSSI Port Meadow SSSI
Oxford City proposed Northern Gateway development	Historic Park and Garden	Blenheim Palace
		Stratfield Brake
		Cutteslowe Park

Thematic Maps

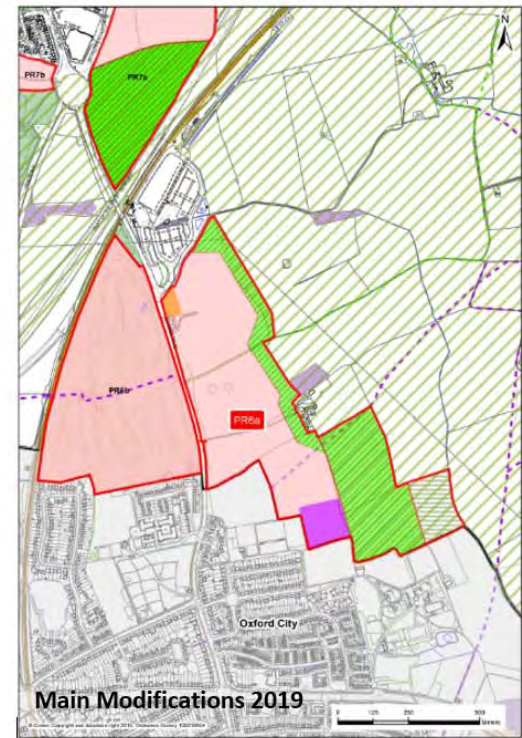
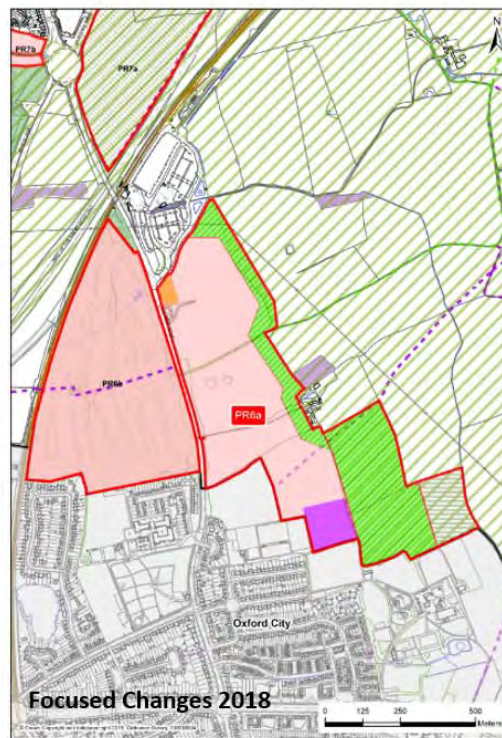
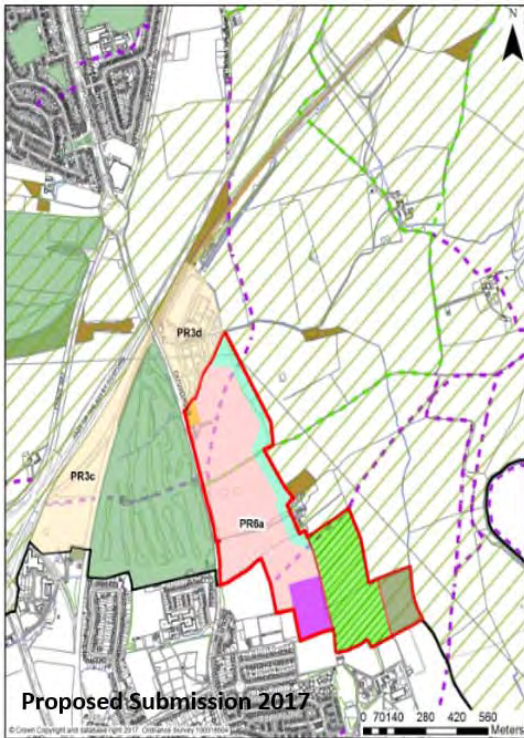


Sustainable Movement Thematic Plan - For Illustrative Purposes Only

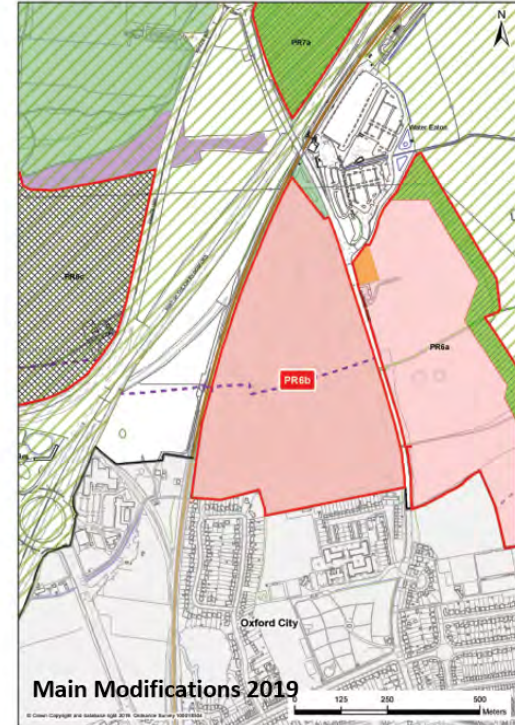
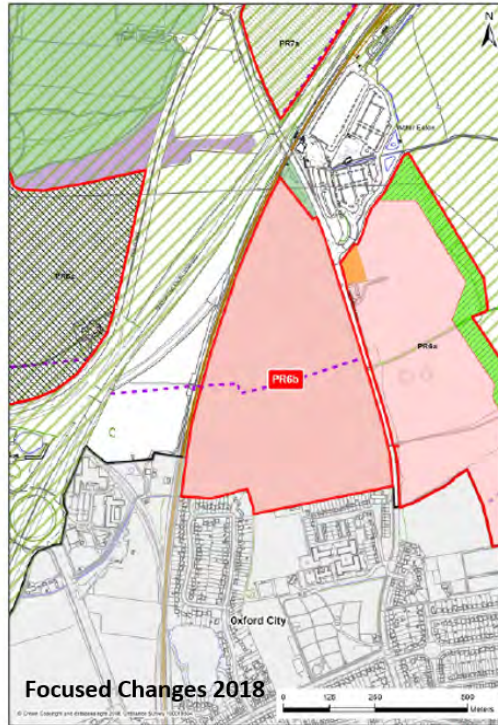
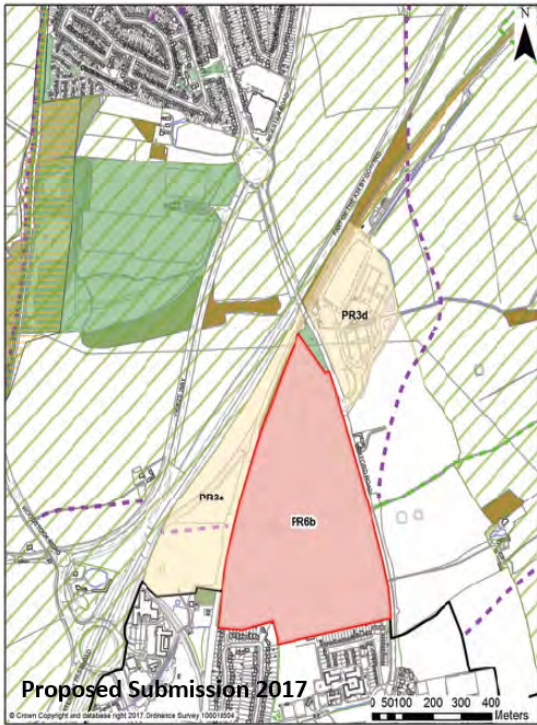
Key	Rail lines	Bus Rapid Transit
District boundaries	Existing rail station	Other Park & Ride and premium bus routes
Primary waterways	Potential new rail station	Strategic cycle routes
Existing settlement	London Oxford Airport	Other key cycle routes
Proposed residential development	Existing Park & Ride	Pedestrian / cycle bridges (wheelchair accessible)
Existing employment area	New or expanded Park & Ride	Existing public right of way
Proposed employment area	County Council proposed link road	Proposed new pedestrian, wheelchair and all-weather cycle route
Oxford City proposed Northern Gateway development	Proposed walking route on street	Green Belt Way

Illustrative Plans showing sites as presented in July 2017, March 2018 and as now proposed

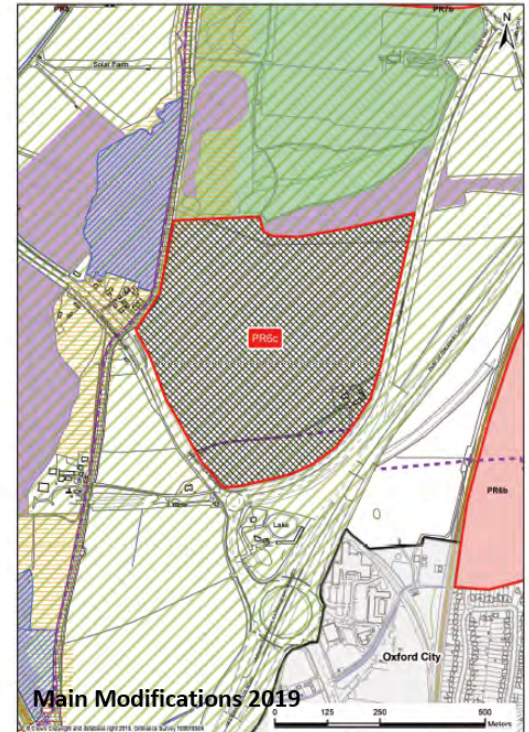
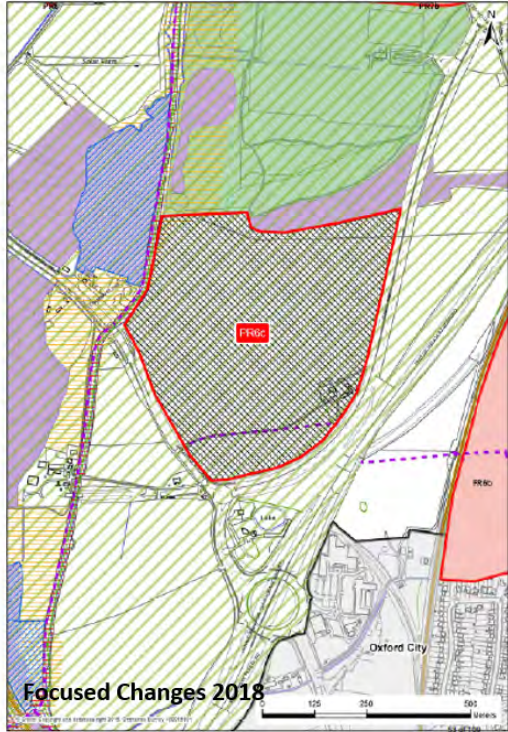
Policy PR6a – Policies Map – Land East of Oxford Road



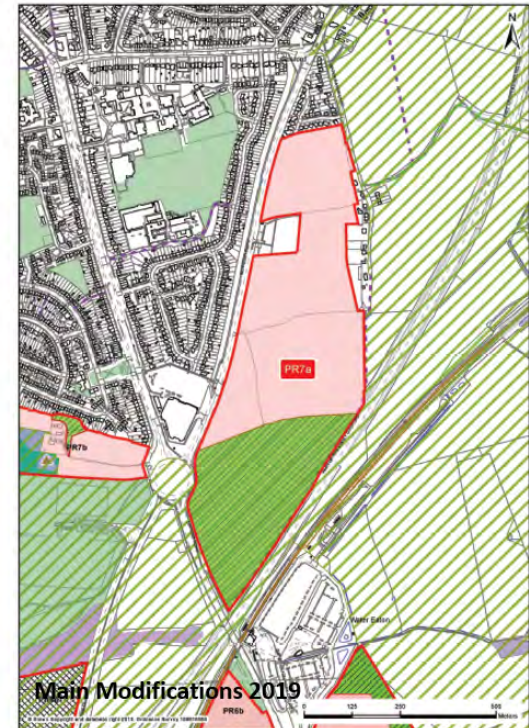
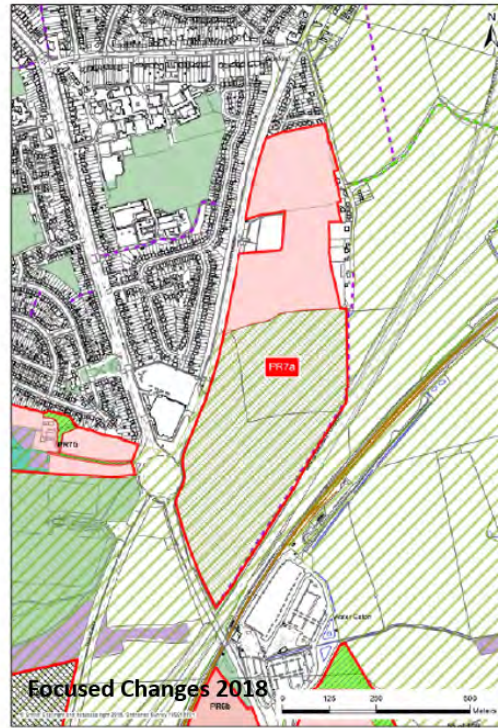
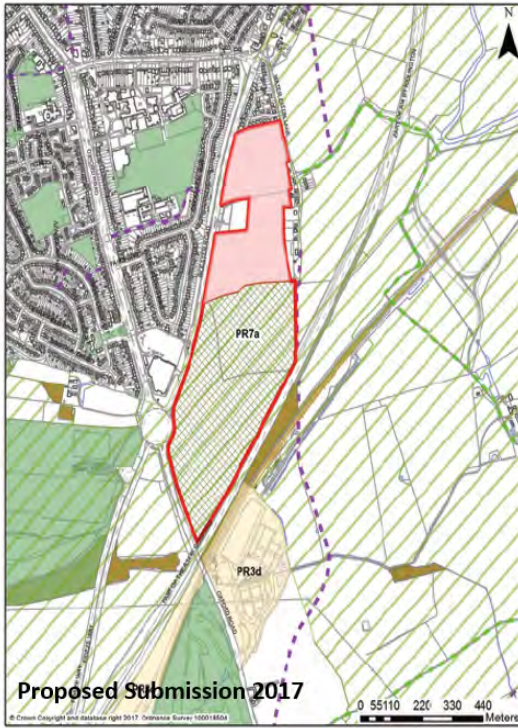
Policy PR6b – Policies Map – Land West of Oxford Road



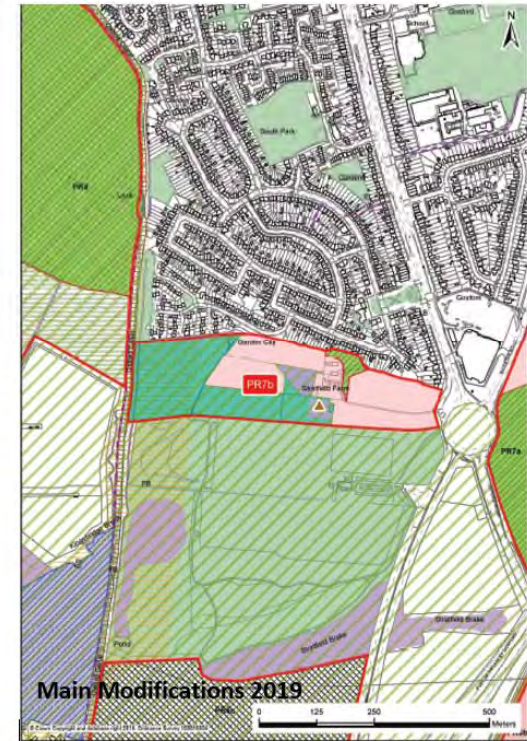
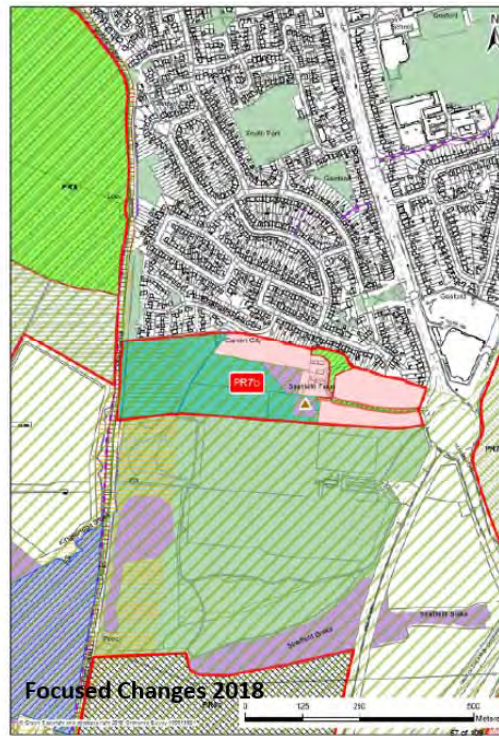
Policy PR6c – Policies Map – Land at Frieze Farm



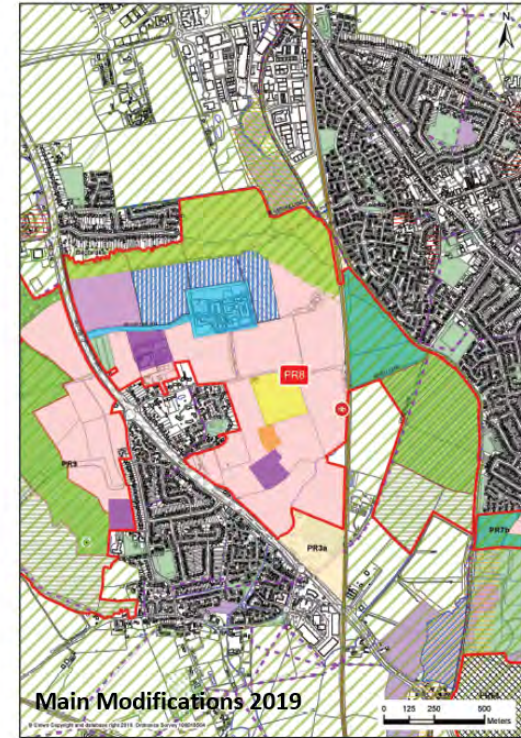
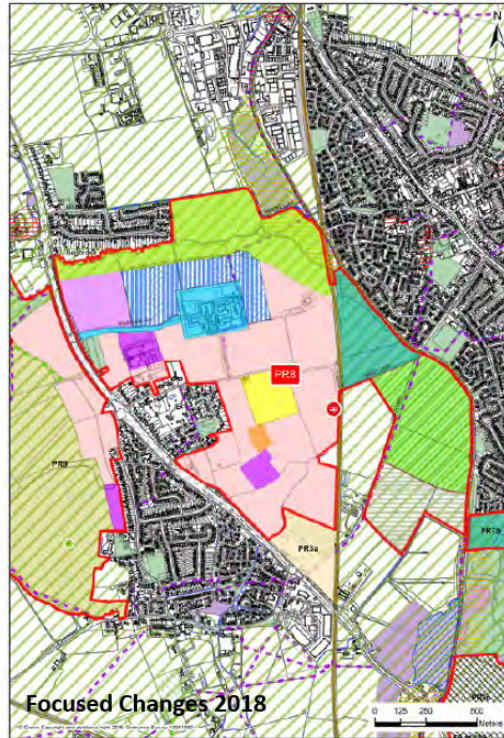
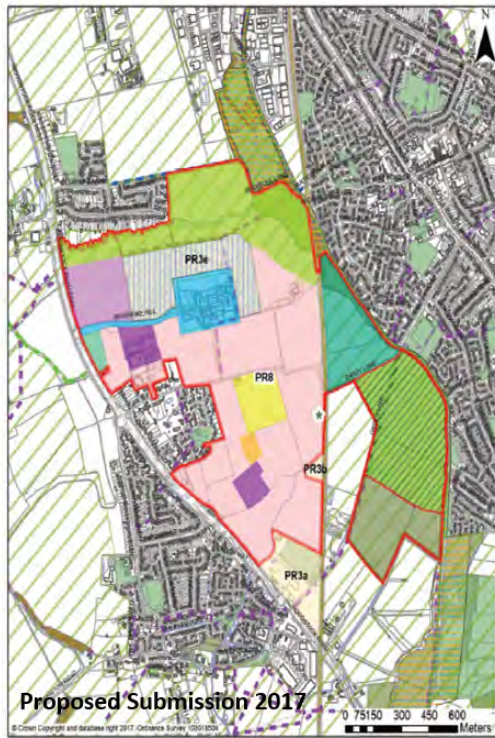
Policy PR7a – Policies Map – Land South East of Kidlington



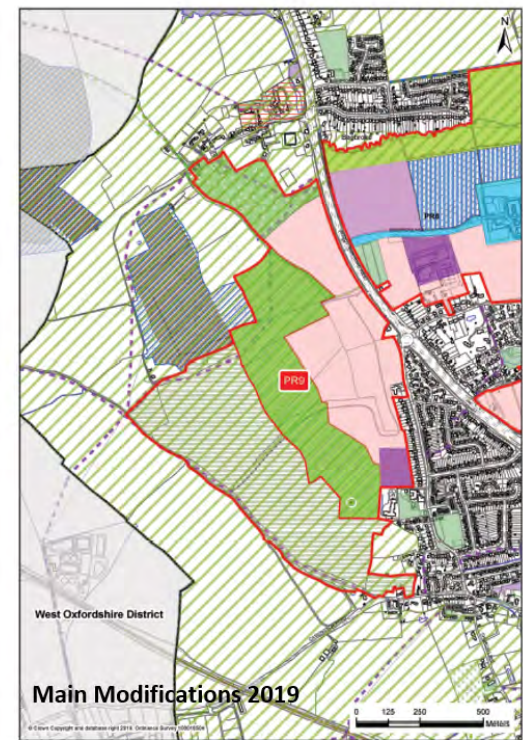
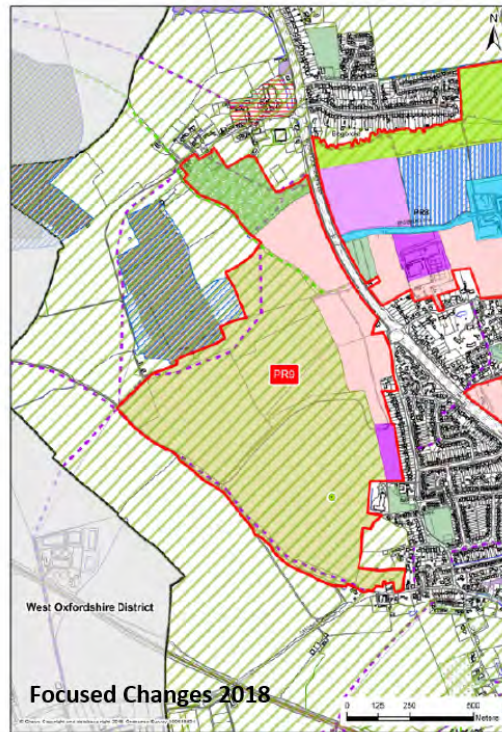
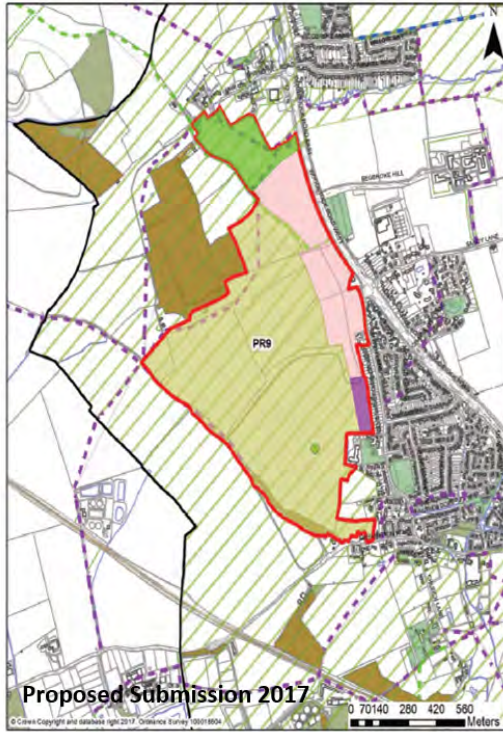
Policy PR7b – Policies Map – Land at Stratfield Farm



Policy PR8 – Policies Map – Land East of the A44



Policy PR9 – Policies Map – Land West of Yarnton



Policy PR10 – Policies Map – Land South Est of Woodstock



POLICY PR10 POLICIES MAP AND KEY PROPOSED TO BE DELETED

Main Modifications 2019

Proposed Main Modifications
Partial Review of the Cherwell Local Plan 2011-2031 Part 1:
Oxford's Unmet Housing Need

Explanatory Note

November 2019

1. Background

- 1.1. The Council submitted the Partial Review of the Cherwell Local Plan (Oxford's Unmet Housing Need) to the Secretary of State for Housing, Communities and Local Government for formal Examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.
- 1.2. A Preliminary Hearing took place on 28 September 2018. Main Hearings were held between 5 and 13 February 2019.
- 1.3. The Inspector requested that following the Hearings the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted at the time of the Hearings were the subject of an informal consultation ending on 4 April 2019. The Council was provided with an opportunity to respond to the submissions received by the Inspector.
- 1.4. In June/July 2019 Cherwell Development Watch Alliance, Kidlington Parish Council and Begbroke Parish Council wrote to the Inspector enquiring about the potential implications of the examination of the submitted Oxford City Local Plan. The Council responded to the correspondence and wrote to the Inspector regarding the Inspector's report on the examination of the Vale of White Horse Local Plan (CDC letters to Inspector 20/6/19, 27/6/19, 4/7/19).

2. Inspector's post hearings advice note

- 2.1. The Inspector's Post-Hearings Advice Note (Document PC5) was received on 13 July 2019. In the Note the Inspector confirmed his preliminary conclusions that:
 - the 4,400 dwellings figure that represents Cherwell's apportionment of Oxford's unmet housing need provides a sound basis for the Plan;
 - the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;

- the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;
- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
- in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.

2.2. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle. However, his note contains detailed points in relation to some of the proposed allocations which are referred to in more detail below.

2.3. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock, stating:

“I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation. However, notwithstanding the potential for screen planting, it is my view that the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area. That, alongside the travel distance to Oxford (which is likely to tempt residents away from more sustainable travel choices like public transport or cycling notwithstanding the proximity of the site to a proposed Park & Ride facility), and the impact on the setting and significance of the WHS, lead me to the conclusion that the allocation is unsound.”

2.4. It is therefore necessary for the Council to consider how it could make provision for 410 dwellings elsewhere and to respond to the Inspector’s invitation to propose Main Modifications to address this. Whilst not precluding other approaches, the Inspector suggested ways in which this could be addressed:

“1. There could be scope to divide the 410¹ dwellings around some of the other allocations, without having any undue impact on the character and appearance of the general area;

¹ The Inspector’s references to housing numbers (410) for Site Policy PR10 and other comments in his advice note (Document PC5) indicate that the Proposed Submission Plan July 2017 is the base Plan for the preparation of Main Modifications. The higher figure of 500 at site PR10 was advanced in the original Focused Changes (February 2018 and subject to Further Focused Changes as presented in a Statement of Common Ground with Historic England (SOCG5A)). These changes are now superseded.

2. That could be combined with additional dwellings on the Policy PR9 allocation which could lead to a better-designed layout (see above); or

3. There may be the possibility that the Policy PR6c – Land at Frieze Farm allocation could accommodate some housing (and possibly the link road) as well as any replacement golf course. However, this would necessitate further land-take from the Green Belt for which exceptional circumstances would need to be demonstrated. This might prove difficult to justify unless options 1 and 2 above and any other options outside the Green Belt were shown to be unsuitable.”

2.5. In preparing its response, the Council has been cognisant that the alternative of Land to the South East of Woodstock, i.e. maintaining the PR10 allocation in some form, needs to be taken into account.

3. Approach to main modifications

3.1. The identification of modifications has been an iterative process of testing informed by the following:

- i. the Inspector’s Post-Hearings Advice Note;
- ii. existing evidence;
- iii. changes in circumstances / new information;
- iv. engagement with site promoters and cooperation with partners;
- v. new evidence including Sustainability Appraisal.

4. Main modifications

4.1. The Council has prepared two schedules of modifications: first, a schedule of Main Modifications which the Council is consulting upon; and second, for completeness, a schedule of Minor Modifications which are a matter for the Council.

4.2. The Main Modifications and Minor Modifications alter the Plan as originally proposed in July 2017. They supersede the Focused Changes and Minor Modifications published in February 2018 and other Further Focused Changes and Further Minor Modifications previously suggested by the Council; for example those in Statements of Common Ground. The Council has brought forward all modifications it is seeking. The Main Modifications suggested since receipt of the Inspector’s Advice Note are highlighted grey in the schedule. In summary the key Main Modifications proposed by the Council are as follows:

Table 1:

Site	Number of dwellings in Submission Local Plan July 2017	Number of dwellings in Main Modifications September 2019	Net change
PR6a	650	690	+40
PR6b	530	670	+140

PR7a	230	430	+200
PR7b	100	120	+20
PR8	1950	1950	No change
PR9	530	540	+10
PR10	410	0 (deleted)	-410
Total	4400	4400	0

5. Process for preparing main modifications

5.1. The process for preparing modifications has involved the following stages:

1. internal review of plan/existing evidence base in the context of the Inspector's advice;
2. scope of significant changes in circumstances / new information;
3. identification of reasonable options;
4. formation of initial working assumptions for testing;
5. engagement with promoters;
6. evidence testing and technical engagement;
7. formation of proposed modifications and further testing;
8. completion of sustainability appraisal and consideration of conclusions;
9. consideration of exceptional circumstances for additional Green Belt alterations;
10. consideration of deliverability and implementation;
11. further engagement and finalisation of modifications.

6. Initial review of plan and existing evidence base

6.1. Officers examined the Plan and its evidence to consider whether there were any significant changes in circumstances and any 'tolerances' within the Plan's proposals and evidence having regard to the Inspector's observations. Initial findings included:

- i. the Council's approach to housing figures was 'broadly sensible' (CD HEAR2 and the Inspector's advice note). Whilst it was necessary to consider the redistribution of 410 homes, recommencing work on housing figures from 'scratch' was not necessary in the interest of soundness. It was necessary to look for tolerances, changes in circumstances and any new evidence;
- ii. prior to submission (February 2018) the County Council had advised that a smaller primary school was required at site PR6a (land east of Oxford Road) than originally envisaged but that this had come too late in the plan-making process to factor in to site capacity work (i.e. taking account of a 'freed-up' one hectare of land);
- iii. The Green Belt Study (CD PR40h, Appendix 1 pp 251 and 252, site PR178) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the harm to the Green Belt as the proposed site. There may therefore be more scope, if shown to be exceptionally

required, to extend the development area for site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council's original objective of maximising the remaining gap between new development and development to the south of the A34;

- iv. The Green Belt Study (CD PR40e, Appendix 1, pp145 and 146, site PR49) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the harm to the Green Belt as the proposed site. There may therefore be more scope, if shown to be exceptionally required, to extend the development area at site PR7b (land at Stratfield Farm), notwithstanding the Council's environmental objectives;
- v. that delivery of additional homes at site PR8 (land east of the A44) was unlikely to be achievable by 2031.

6.2. The review highlighted that Focused Changes previously put forward by the Council would need to be screened to determine which needed to be brought forward as Main (and minor) Modifications.

7. Scoping of changes in circumstances / new information

7.1. The key changes in circumstances comprised:

- i. the Inspector's advice;
- ii. additional information on the significance of trees for site PR6b (land west of Oxford Road) arising from consideration by the Council's landscape adviser (CD PR110 Figure 2, CD PR124)
- iii. additional information on highway constraints for site PR7b (land at Stratfield Farm) arising from discussions with the County Council as Highway Authority (CD PR112);
- iv. hybrid application (ref 18/02065/OUTFUL) for planning permission submitted to Oxford City Council for development at 'Northern Gateway' (now referred to as Oxford North). The outline proposals comprise employment (up to 87,300 m2 B1 space), community space, commercial space (up to 2,500 m2 A1-A5 uses), a 180 bedroom hotel, up to 480 residential units and a link road between A40 and A44 through the site. The full application proposals include 15,850 m2 of B1 employment space, access junctions from the A40 and A44 and construction of a link road between the A40 and A44. At the time of writing this note, the application was recommended by officers for approval pending decision by Planning Committee on 24th of September 2019.

8. Consideration of Reasonable Options

8.1. The Council's consideration of reasonable site options for preparation of the original Plan is set out in section 9 of the Sustainability Appraisal (SA) (CD PR43d). Section 10 of the SA sets

out the key reasons for selecting the sites proposed in the Plan, and the key reasons for rejecting other sites within the areas of search. The Inspector has not raised any concerns with the SA in his advice note.

- 8.2. The Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the SA. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan’s vision and objectives and achieving sustainable development.
- 8.3. The Inspector considers that there are exceptional circumstances necessary to justify alterations to Green Belt boundaries.
- 8.4. The Inspector has advised, *‘With one exception...I regard the various allocations, and the process by which they have been arrived at, as sound, in principle...’*. The site that the Inspector has concerns with (PR10 – land south east of Woodstock) is the only site that the Council originally proposed which is situated outside of the Oxford Green Belt.
- 8.5. Other than that site, the Council has no reason to question its site selection.
- 8.6. The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan’s original scope, there would be a need to consider other options.
- 8.7. The options considered by the Council in preparing Main Modifications are set out in the Council’s SA Reports sections 7, 9 and 10 of the SA (CD PR43) and section 01 of the new SA Addendum (CD PR113).
- 8.8. The Council’s consideration of the options has been intrinsically linked to the sequential consideration of options required to avoid unnecessary further alteration to Green Belt boundaries and, if required, the demonstration of exceptional circumstances for further alteration.
- 8.9. The Council considered first, whether there were options outside of the Green Belt; second whether there were options requiring no additional Green Belt release; and third, in the light of the conclusions on the first and second considerations, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further revision of Green Belt boundaries. The options considered are presented in Table 2.

Table 2: Options Considered

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
1) Site PR10 – Land South East of Woodstock	2) Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)	13) Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)
	3) Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)	14) Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)
	4) Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)	15) Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)
	5) Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)	16) Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)
	6) Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)	17) Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)
	7) Site PR6a – Land East of Oxford Road – intensification of developable area	18) Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)
	8) Site PR6b - Land West of Oxford Road – intensification of developable area	
	9) Site PR7a – South East Kidlington – intensification of developable area	
	10) Site PR7b – Stratfield Farm – intensification of developable area	
	11) Site PR8 – Land to east of the A44 – intensification of developable area	
	12) Site PR9 Land West of Yarnton – Intensification of developable area	

8.10. The Council's overall conclusions are presented below.

Options outside of the Green Belt

8.11 Evidence previously submitted and examined by the Inspector explained that there are no potentially suitable options available outside of the Green Belt other than the land comprising site PR10. The Areas of Search considered are set out in section 7 of the SA (CD PR43).

Option 1: Site PR10 – Land South East of Woodstock

8.12. The Council's evidence supporting the submitted plan considered the site to be a reasonable one to consider. Further, it was selected for policy development. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "*The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area*". Additionally, it was originally concluded that the effects of development would be acceptable, and that development would contribute to the achievement of sustainable development (CD PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt.

8.10. Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe "*...that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation.*"

8.11. But, notwithstanding the potential for screen planting, his view is that '*...the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area....*'.

8.12. This planning judgement, with the Inspector's additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), now weighs heavily in the Council considerations.

8.13. The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector's judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued

that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock.

- 8.14. The Council has been conscious of Historic England’s position and the fact that, following the publication of the Proposed Submission Plan, no objection was received from ICOMOS. It has also been mindful of the site’s non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting.
- 8.15. The SA addendum notes that a reduced and/or less dense PR10 would most likely reduce the area of open greenfield land that would be developed and the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment) and 13 (Efficient Use of Land). However, it noted that the same sensitivities and therefore the potential for significant negative effects still exist as for the original SA of the site. The SA also notes uncertainty as the exact scale, design and layout of a smaller allocation in this location (and any mitigations/enhancements) are unknown.
- 8.16. Having regard to all of the above considerations, and the fact that the Inspector’s concerns relate to the principle of development rather than the quantum or configuration, the Council considered that site PR10 was not suitable for the purpose of preparing main modifications. A re-configuration of the residential area would not overcome the Inspector’s concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector’s concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.

Initial Working Assumption: the site is not taken forward into Main Modifications.

Options involving no additional Green Belt release

Option 2: Site PR3(a) – Proposed Safeguarded Land (southern extension of site PR8)

- 8.17. The site comprises some 7.8 hectares of land proposed for safeguarding in the Plan. The SA addendum notes the contribution that the site could make to the provision of housing, its accessibility and the potential contribution to health and well-being. It also notes significant negative effects with regard to road-based transport, landscape and efficient use of land but also some uncertainty.
- 8.18. Para. 85 of NPPF1 (2012) states that when defining Green Belt boundaries, local planning authorities (LPAs) should, where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. It also requires LPAs to make clear that the safeguarded land is not allocated for development at the present time. It advises that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. It further advises that LPAs should satisfy themselves that Green Belt boundaries will not need to be altered at

the end of the development plan period. The advice is brought through in the latest NPPF (para. 139).

- 8.19. The Partial Review is an unusual Plan in that a subsequent Plan of the same focused scope is unlikely to follow. Instead the long-term strategic needs of the county will be considered through the emerging Oxfordshire Plan 2050 followed by a full district Local Plan Review. It is important that altered Green Belt boundaries endure. The Council considers that the safeguarded land proposed (policy PR3a) provides the appropriate, proportionate contingency for the future:

“PR3(a) – we are safeguarding this land beyond the Plan period. The triangle of land is situated to the south of the land allocated under policy PR8. In this location the railway line to the east of Yarnton forms a consistent and strong Green Belt boundary down to the A44. PR3(a) is safeguarded for future consideration as it will make little contribution to Green Belt purposes following the development of land east of the A44. The land is not required to meet Oxford's development needs within this Plan period”. (2017 Plan, p.76).

- 8.20. The Inspector has not identified any concerns of principle with the Council's approach to safeguarding land and it is considered that proposing this land for development now would not accord with the requirements of the NPPF.

Initial Working Assumption – retain as safeguarded land

Option 3: Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

- 8.21. This site comprises 0.7 hectares of land. The Plan states:

“PR3(b) – we are removing a small area of land from the Green Belt to the east of Yarnton adjacent to, and to the west of, the railway line. As a result of development to the east of the A44 (policy PR8), the railway line will become the consistent and strong Green Belt boundary at the eastern edge of the development site. There is no need for PR3(b) to be allocated, reserved or safeguarded for development.”

- 8.22. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being. Significant negative effects are noted for landscape and efficient use of land. The uncertainty of some effects is acknowledged. However, the Council considered that no additional development could reasonably be delivered as part of site PR8 by 2031.

Initial Working Assumption – not a deliverable option for 2031 for Main Modifications

Option 4: Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

- 8.23. This site comprises 11.8 hectares of land. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport. Significant negative effects are noted for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.

8.24. The Plan (2017, p.76) states:

“PR3(c) – we are removing an area of land from the Green Belt to the south of the A34 to the west of the strategic development site allocated under policy 6b. Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary is this location. PR3(c) is not considered to be suitable for residential development but connectivity will be expected through the site to Oxford’s Northern Gateway site to the south.”

8.25. The Council’s reasons for ruling out this area of land for development are articulated in the SA (CD PR43d, section 10 para’ 10.60) and in the Housing and Economic Land Availability Assessment (HELAA) (CD PR79). Although the proposed development at North Oxford within Oxford City’s boundary will change the relationship of site PR3(c) to the surrounding area, the Council stands by its original assessment.

Initial Working Assumption - not a suitable option for Main Modifications.

Option 5: Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)

8.26. The site comprises 9.9 hectares of transport infrastructure. The SA Addendum notes significant positive effects with regard to housing, employment and accessibility but mixed results for sustainable transport (noting the impact on transport infrastructure). Significant negative effects are noted for the historic environment and efficient use of land. Again, the uncertainty of some effects is acknowledged.

8.27. The Plan (2017, p.76) states:

“PR3(d) – we are removing the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride from the Green Belt. The development of land in north Oxford to the east of Oxford Road (policy PR6a) results in other land in this area being removed from the Green Belt. Again, the A34 to the north will form the logical, permanent boundary.”

8.28. These are vital and, in part, new pieces of infrastructure. Whilst the County Council is seeking to establish new Park and Ride facilities further out from Oxford, it is for the County Council as Highways Authority to determine the longer-term transport use of the existing facilities through its Local Transport Plan. Proposing housing on an existing Park and Ride facility would require additional strategic transport work over a longer period of time.

Initial Working Assumption – not a suitable option for Main Modifications

Option 6: Site PR3e – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

8.29. The site comprises 14.7 hectares of land identified for the expansion of Begbroke Science Park. The SA Addendum notes significant positive effects with regard to housing, services and facilities and health and well-being. Significant negative effects are noted for landscape and efficient use of land. The uncertainty of some effects is acknowledged.

8.30. The Plan (2017, p.76) states:

“PR3(e) – we are removing land from the Green Belt to the north, east and west of Begbroke Science Park to ensure that a logical and permanent Green Belt boundary is established. This is in the context of, and in response to, development to the east of the A44 (policy PR8) and the conclusion of the Small Scale Green Belt Review which considers the high value employment needs at Kidlington-Begbroke. The potential extension of the Science Park will be considered further in Local Plan Part 2. Policy PR8 seeks reservation of the land for the potential expansion of the Science Park.”

8.31. The identification of this land is pursuant to policy Kidlington 1 of the adopted Local Plan 2011-2031 and is clearly evidenced. Considering the land for residential development would be contradictory to the objectives of that policy.

Initial Working Assumption - not a suitable option for Main Modifications

Option 7: Site PR6a – Land East of Oxford Road – intensification of developable area

8.32. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. It is noteworthy that the SA highlights the potential downside of what might commonly be seen as positive intensification i.e. the potential for more greenfield land to be developed within the confines of the existing developable area. The uncertainty of some effects is acknowledged.

8.33. Policy PR6a of the Plan (July 2017) proposes the construction of 650 dwellings on approximately 24 hectares on land east of Oxford Road. The Council considered whether some additional development could be achieved.

8.34. The review of the Plan, evidence and changes in circumstances identified that an additional one hectare of land was potentially available for housing. Policy PR6a (2017) requires the provision of a primary school on the site with at least three forms of entry (3FE) on 3.2 hectares of land. During the consultation on the Proposed Submission Plan the County Council provided updated information (CD PR78, PR-C-0832) indicating that the school requirement could be reduced to a two-forms of entry primary school on 2.2 hectares of land.

8.35. The Council’s Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 650 homes could be provided at a net density of 40dph. Table 2 shows that account was taken of the site’s edge of Oxford location whilst recognising the landscape setting to the east from the Cherwell Valley, and listed St Frideswide Farmhouse.

8.36. The slightly lower density (37dph) in Table 5 reflects the fact that the additional one hectare of land became available but that no allowance was made for additional dwellings. It was therefore considered that an additional 40 homes could in principle be achieved.

- 8.37. No other changes in circumstances were identified that would affect the Council's 'broadly sensible' approach to the Plan's housing figures. Having considered changes of circumstance and having regard to the fact that the Inspector considered the allocation to be 'sound' in principle, it is considered that there are no further tolerances in the context of the site's constraints.

Initial Working Assumption – an increase from 650 to 690 homes

Option 8: Site PR6b - Land West of Oxford Road – intensification of developable area

- 8.38. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.
- 8.39. Policy PR6b of the Plan (July 2017) proposes the construction of 530 dwellings on 32 hectares on land west of Oxford Road. The Inspector's preliminary conclusions are that whilst he has no doubt that North Oxford Golf Club is a much valued facility, " *the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford.*"
- 8.40. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 25 dph for site PR6b in the Proposed Submission Plan. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site.
- 8.41. The review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to reconsider the capacity of the site. This included information from the site promoters and from the Council's internal landscape advisers to assess the significance of trees. Following internal advice from landscape and tree officers (CD PR124) the Council identified groups of trees to be retained. The Council's internal officers' assessment followed the review of developer's information and an assessment of trees on site. The groupings of important and moderate significant trees identified through Council's internal advice are shown in Figure 2 of the Council's Site Capacity Sense Check, September 2019 (CD PR110).
- 8.42. Desk top analysis of this information suggested that there was potential to increase the capacity of the site. Being mindful of Policy PR6b place shaping principles guiding proposals to 'reflect the historic use of the site' and provision of 'larger plots and wider streets to accommodate the mature trees of the former golf course' officers estimated that about 600 homes might be accommodated subject to more detailed testing.

Initial Working Assumption – an increase from 530 to 600 homes

Option 9: Site PR7a – South East Kidlington – intensification of developable area

- 8.43. The SA Addendum notes significant positive effects with regard to housing, employment, sustainable transport and health and well-being. The uncertainty of some effects is acknowledged.

- 8.44. Policy PR7a of the Plan (July 2017) proposes the construction of 230 dwellings on approximately 11 hectares on land east of Bicester Road.
- 8.45. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 230 homes could be provided at a net density of 35 dph (avoiding development in a small part of the site within Flood Zones 2 & 3).
- 8.46. No changes in circumstances were identified that would affect the Council's 'broadly sensible' approach to the residential area already identified. Having regard to the fact that the Inspector considered the allocation to be 'sound' in principle, it was considered that there were no further tolerances in the context of the site's constraints.

Initial Working Assumption – no additional dwellings on the existing developable area

Option 10: Site PR7b - Stratfield Farm – intensification of developable area

- 8.47. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for the efficient use of land. The uncertainty of some effects is acknowledged.
- 8.48. Policy PR7b of the Plan (July 2017) proposes the construction of 100 dwellings on approximately 4 hectares on land at Stratfield Farm.
- 8.49. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 100 homes could be provided at a net density of 25 dph having regard to the setting of the listed farmhouse.
- 8.50. As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (later confirmed in CD PR112).
- 8.51. However, the constraints of the site and the objectives of the policy led to a conclusion that no further development could be achieved on the development area already identified, having regard to the Council's 'broadly sensible' approach and the Inspector's advice that the allocation to be 'sound' in principle.

Initial Working Assumption – no additional dwellings on the existing developable area

Option 11: Site PR8 – Land to east of the A44 – intensification of developable area

- 8.52. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for landscape and efficient use of land. The uncertainty of some effects is acknowledged.
- 8.53. Policy PR8 of the Plan (July 2017) proposes the construction of 1950 dwellings on approximately 66 hectares on land next to Begbroke / Yarnton.
- 8.54. The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 1950 homes could be provided at a net

density of 45 dph having regard to the potential for some higher density development on parts of the site.

- 8.55. No changes in circumstances were identified that would affect the Council's 'broadly sensible' approach and having regard to the fact that the Inspector considered the allocation to be 'sound' in principle.
- 8.56. It was considered that additional homes could not be delivered on the site by 2031.

Initial Working Assumption: no change

Option 12: Site PR9 Land West of Yarnton – Intensification of developable area

- 8.57. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for employment and efficient use of land. The uncertainty of some effects is acknowledged.
- 8.58. Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares of land on land west of Yarnton.
- 8.59. The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 35dph for site PR9 in the Proposed Submission Plan, but notes that this assumes the 30% gross to net discount being effectively removed due to potential for shared use of playing pitch, incorporation of play facilities on that land, and immediate access to open space to the west, otherwise gross density would be high at 47 dph.
- 8.60. Following representations from the site promoter the Council further considered the precise number of dwellings to be accommodated on the site to improve deliverability and achieve a high quality of design, bearing in mind the linear form of the site and its relationship with PR8. Table 5 (CD HEAR 2) indicated a reduction to 440 dwellings, reducing gross density to 28 dph.
- 8.61. The Inspector's preliminary conclusions refer to the depth of the developable area and implications for design and layout (i.e referring to the scope for a site extension).
- 8.62. The Council considered that no additional development could be achieved on the existing developable area as identified in the Plan (July 2017).

Initial working assumption: no change to density of development within the existing developable area

Options involving additional Green Belt release

- 8.63. During the initial assessment of options involving no additional Green Belt release it was evident that there was likely to be a shortfall in the number of dwellings required, and that the Council would need to consider whether exceptional circumstances exist to justify further release of Green Belt land to meet the housing requirements. Options involving additional Green Belt release within the scope of the Plan's strategy and in the context of

the Inspector's advice (CD PC5) were therefore considered. Consideration of exceptional circumstances are found in Section 13 below.

Option 13: Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

- 8.64. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.
- 8.65. For the reasons articulated in submitted evidence (CD PR51), an eastward expansion of the site was considered to be inappropriate in terms of landscape impact. The possibility of a northern extension is discussed at 8.26.

Initial Working Assumption: extension unsuitable

Option 14: Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

- 8.66. The SA Addendum notes significant positive effects with regard to housing and sustainable transport but significant negative effects for landscape and efficient use of land. The uncertainty of some effects is acknowledged.
- 8.67. Policy PR6c of the Plan (July 2017) is reserved for a replacement Golf Course. No land at Frieze Farm was already identified for Green Belt release. The Inspector advised that there may be the possibility that this site could accommodate some housing as well as any replacement golf course. He also advised that development of the site might provide the opportunity for the development of a link road between the A44 and A34.
- 8.68. The Council's site selection conclusions as recorded at section 10, para's 10.130 – 10.132 of the Sustainability Appraisal (CD PR 43) 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.
- 8.69. Development of the site for housing would entail the additional release of Green Belt land in a new location. The Council does not depart from its original conclusions and therefore did not consider that the site should be brought forward for further consideration in the first instance. However, in light of the Inspector's comments, it was considered that land at Frieze Farm should be kept within scope if preparation of Main Modifications should result in an unmet housing requirement. It would have to be clear that the homes could not be provided on the sites already identified for residential development, and, in view of the Council's original conclusions about its unsuitability for housing, the site would need to be considered along with other sites within Areas of Search A and B.

Initial Working Assumption – only within scope if homes could not be distributed on existing sites and exceptionally required in the context of other alternatives

Option 15: Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

- 8.70. The SA Addendum notes significant positive effects with regard to housing, employment, sustainable transport and health and well-being.
- 8.71. The Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site. It was considered that, exceptionally, there might be scope to extend the developable area for the site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council’s original objective of maximising the remaining gap between new development and development to the south of the A34. An existing field boundary, containing approximately 9 hectares on land, marks the extent of this land.
- 8.72. By continuing to apply the assumptions on density for this site set out in CDC document HEAR 2 it was estimated that extending the site by 9 hectares could accommodate an additional 200 dwellings.

Initial Working Assumption – if exceptionally required, an increase from 230 to 430 homes with an additional 9 hectares of Green Belt land released

Option 16: Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)

- 8.73. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for efficient use of land.
- 8.74. The Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south and west of that already proposed in the submission plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). It was considered that, exceptionally, there might be scope to extend the developable area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council’s environmental objectives.
- 8.75. As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (CD PR112 for confirmation).
- 8.76. It was considered that the setting of the listed farmhouse and important trees could be protected.
- 8.77. By continuing to apply the previous assumptions for this site (highlighted in CD HEAR 2) it was estimated that extending the site by one hectare could accommodate an additional 30 dwellings.

Initial Working Assumption – if exceptionally required, an increase from 100 to 130 homes with an additional 1 hectare of Green Belt land released.

Option 17: Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

- 8.78. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for landscape and efficient use of land.
- 8.79. For the reasons set out in submitted evidence (e.g. Matter 6 – Written Statement-CDC), the Council considered that an extension of this site to the east of the railway line would not be suitable in terms of the impact on the Green Belt and the need to retain an appropriate gap between new development and Kidlington alongside the Oxford Canal.

Initial Working Assumption – extension unsuitable

Option 18: Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

- 8.80. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for employment, landscape, the historic environment and efficient use of land.
- 8.81. Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares on land next to the west of Yarnton.
- 8.82. The Inspector advised that he had sympathy with the promoter’s view that a more satisfactory development might be achieved by extending the residential development area westwards. He also suggested that, in doing so, the Council considers whether some additional homes could be achieved.
- 8.83. Initial engagement with the Council’s Landscape Adviser suggested that there could be some potential subject to more detailed analysis. In the context of the Inspector’s advice, a re-examination of the promoter representations and the Council’s existing evidence (particularly on landscape and Green Belt), it was considered that a working assumption of approximately 600 homes should be put forward for further testing but only if additional Green Belt land was required.
- 8.84. *Initial Working Assumption – if exceptionally required, an increase from 530 to 600 on an area of Green Belt land to the west of the existing developable area*

Summary of Initial Working Assumptions

- 8.85. The initial working assumptions, for further testing, were as shown below:

Table 2:

Site	Number of dwellings in 2017	Initial Working Assumption 2019	Potential Green Belt Change	Net change
PR6a	650	690	No additional Green Belt	+40

PR6b	530	600	No additional Green Belt	+70
PR7a	230	430	Green Belt affected	+200
PR7b	100	130	Green Belt affected	+30
PR8	1950	1950	(no change)	No change
PR9	530	600	Green Belt affected	+70
PR10	410	0	Land outside of the Green Belt removed	-410
	4400	4400		0

9. Engagement with promoters

9.1. Meetings were held with the following promoters to provide an opportunity for each to identify any key issues that they considered the Council needed to take into account. Each was subsequently provided with a formal opportunity to submit information. It was considered that wider promoter engagement would only be required if the requisite number of homes could not be accommodated.

- Blenheim Estate – Site PR10
- Savills – Sites PR6a & PR6b
- Turnberry – Site PR6c
- Barwood & Hill Residential – Site PR7a
- Carter Jonas & Manor Oak - Site PR7b
- David Lock & Carter Jonas – Site PR8
- Gerald Eve / Merton College – Site PR9

9.2. The formal information received (August 2019) is submitted as part of the Council's evidence base.

Site PR10- Land South East of Woodstock

9.3. The site promoter for PR10 submitted an updated development concept (CD PR123) in response to the Inspector's preliminary conclusions, to address matters relating to settlement morphology and seek to demonstrate that the site provides a suitable sustainable and deliverable site for a new garden neighbourhood for 500 homes. A copy of e-mail exchanges with ICOMOS was later submitted which confirms ICOMOS's position on site PR10 (CD PR123h).

9.4. The Council had regard to these submissions but considered that they did not affect its consideration of the Inspector's preliminary conclusions nor warranted the production of additional evidence. ICOMOS had been consulted on the Proposed Submission Plan but did not respond.

Site PR6a- Land East of Oxford Road

- 9.5. The site promoter considers that site PR6a can accommodate an additional 40 dwellings by virtue of the smaller site required for school provision (CD PR116).
- 9.6. This concurred with the Council's view on the number of additional units that could be accommodated as a result of lower land take requirements. No other change of circumstances was identified.

Site PR6b- Land West of Oxford Road

- 9.7. The site promoter provided two scenarios for site PR6b (CD PR117). Based on the groupings of important and moderate significant trees identified by the Council, the Council was advised that approximately 696 dwellings could be accommodated on 17.4 ha. Based on further assessment work by the site promoter in relation to trees on the site and their relationship to its proposed green infrastructure strategy, the Council was advised that 740 dwellings could be accommodated on 18.5 ha.
- 9.8. This information was used to inform further consideration of site capacity.

Site PR6c- Land at Frieze Farm

- 9.9. The site promoter recommended that Frieze Farm be brought forward as a new allocation to minimise disruption to the Plan, place the transport strategy on a sounder footing and bring clarity around golfing re-provision. The submission indicates that the site could accommodate 410 dwellings and a 9-hole golf course (CD PR118).
- 9.10. This information did not alter the Council's position.

Site PR7a- Land South East of Kidlington

- 9.11. The site promoter's submission considered that the site could deliver an additional 200 homes through an extension of the residential area southwards, as previously promoted. It was suggested that a revised Green Belt boundary could follow a strongly defined field boundary for much of its length and restore a historic hedgeline for the remaining section (a map extract indicating the historic field boundary was provided) (CD PR119).
- 9.12. This information was used to inform further consideration of site capacity and potential Green Belt release.

Site PR7b- Land at Stratfield Farm

- 9.13. The site promoter for PR7b submitted a site layout illustrating a scheme for approximately 165 new dwellings on an extended residential area involving additional Green Belt release (CD PR120).
- 9.14. This information was used to inform further consideration of site capacity and potential Green Belt release.

Site PR8- Land East of the A44

- 9.15. The site promoters' submissions (CD PR121) did not suggest that additional dwellings could be accommodated on PR8 or that there had been a change in circumstances since their original submissions.
- 9.16. This information was used to inform further consideration of the distribution of the 410 homes.

Site PR9- Land West of Yarnton

- 9.17. Three schemes were submitted by the promoter: one for 536 homes on 15.3 hectares of land, the second for 710 homes on 18.12 hectares and the third for 780 homes on 19.9 hectares of land. A draft framework plan was submitted with a capacity analysis and incorporating revisions to site layout and to accommodate an area of land for a primary school playing field. A Landscape Appraisal Addendum was also submitted (CD PR122).
- 9.18. This information was used to inform further consideration of site capacity and potential Green Belt release.

10. Evidence testing and technical engagement

- 10.1. Cooperative engagement commenced with the County Council immediately. It was recognised that its input on the transportation and infrastructure planning implications of any Main Modifications would be essential. The Council has worked with the County Council on a continuous, iterative basis.
- 10.2. Consultants were re-engaged to assist with the following matters.
- 10.3. **Landscape** (CD PR51) – additional work (CD PR108) was undertaken to determine the appropriateness of extending site PR9 westwards onto higher ground. A site meeting took place with the promoters and landscape advisers. It was initially concluded that there was some further potential to extend PR9. The Council brought this conclusion into its thinking with a view to obtaining more detailed assessment once it was clear whether a limited or wider expansion of the site might be required.
- 10.4. **Transport** (CD PR52) – additional work (CD PR109) identified no significant barriers to the redistribution of 410 homes across the three areas of north Oxford, Kidlington and the A44 corridor. The County Council was engaged as a partner on this work. It advised that there would be no significant change to the implementation of its transport strategy as a result of the initial working assumptions; that its proposed Park and Ride at London-Oxford airport and rapid transit proposals would not be affected (other than for matters such as the implementation of specific highway measures such as stops/laybys); and, that there would be no clear benefit from the provision of a link road across Frieze Farm.
- 10.5. **Green Belt** (CD PR40) – an addendum (CD PR104) to the Cherwell Green Belt Study (PR40) was commissioned to provide advice on potential Green Belt impacts and the positioning of revised Green Belt boundaries. The Council engaged with the consultants as it became clear that some additional Green Belt release was likely to be needed. Having regard to all

existing and emerging evidence and the initial working assumptions, it was clear that potential additional release needed to be considered at sites PR7a, PR7b and PR9.

- 10.6. **Water Cycle Study** (CD PR81) – an addendum (CD PR105) to the study was commissioned to assess the impact of the proposed redistribution of dwellings on the conclusions of the Water Cycle Study 2017 (PR81). The working assumptions being examined were not considered to be significant and the summary and recommendations of the 2017 WCS were still considered to be valid.
- 10.7. **Strategic Flood Risk Assessment (SFRA)** (CD PR31, PR32, PR94) – the Council’s consultants advised that further flood risk assessment work was not required, as the Council’s existing evidence base provided sufficient information to assess the proposed modifications to the proposed development sites. A check was undertaken against the latest flood risk maps. The potential new residential areas within allocated sites PR7a, PR7b and PR9 had already been assessed as part of the overall site assessments (sites SFRA178 (PR7a), SFRA49 (PR7b) and SFRA51 (PR9), and all lay within Flood Zone 1. There are small areas of surface water flooding shown as affecting the sites, but these were considered in the original site assessments and the drafting of policies.
- 10.8. **Ecological Cumulative Impacts** (CD PR34) and addendum (CD PR106) – consultants were commissioned to assess any changes in cumulative impacts and the significance on ecological features/sites identified including Rushy Meadows Site of Special Scientific Interest (SSSI). No significant changes were identified and the study’s recommendations (CD PR34) were not altered.
- 10.9. **Site capacity** – the Council’s urban design advisers examined the Council initial working assumptions in the context of any new information available including promoter submissions. Their conclusions (CD PR110) provided some variance from the Council’s initial working assumptions. In particular, it showed that:
 - i. **site PR6b** - greater layout efficiencies could be achieved while still delivering proposed place shaping principles. It was recommended that average density be increased to 30 dph on 22.4 hectares (672 dwellings);
 - ii. **site PR7a** – a potential new southern boundary could be accommodated which resulted in an acceptable design. No change to the working assumption for the additional number of new homes (200) was suggested;
 - iii. **site PR7b** - given site constraints, some flats would be required to achieve an increase in housing numbers to about 130 units should an additional field parcel be accommodated;
 - iv. **site PR9** - a reduction in density and increase in the developable area was an appropriate response to both the site’s constraints and character considerations. A reduction to about 30 dph was suggested.

- 10.10. **Sequential Test and Exception Test (Flooding)** - The Council’s Sequential Test produced in June 2017 (CD PR53) and updated in February 2018 (CD PR95) considers the flood risk for potential strategic development options and their wider sustainability informing the allocation of sites for new homes to meet some of Oxford’s unmet housing needs in the Council’s Partial Review. No change was being proposed to the Council’s development strategy. The potential extensions to the development areas being considered were within flood zone 1. The Council considered that the existing flood risk assessment work and sequential test were sufficient to inform and justify the Council’s proposed modifications. The Council’s adopted Local Plan seeks to manage and reduce flood risk and the site policies in the Partial Review require a flood risk assessment for planning applications and would address any remaining minor flood risk.
- 10.11. **Habitats Regulations Assessment (CD PR98)** – the Addendum (CD PR107) assessed whether the redistribution of 410 houses and associated modifications to the Plan were likely to affect the findings of the Habitats Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment August 2018 (PR98). The Addendum concluded that the working assumptions did not change the findings and conclusions of the HRA 2018.
- 10.12. **Sustainability Appraisal (CD PR43)** – A SA Addendum (September 2019, CD PR113) was commissioned to inform the proposed modifications. It informed site selection (see section 8 above) and policy development. It included
- a summary of developments in the Plan baseline, including updates to evidence base.
 - a summary of the new plans, policies and programmes published of relevance to the Plan.
 - a schedule of the proposed modifications to the Plan, and their alternatives, and SA of their likely effects.
- 10.13. The emerging findings from evidence were relayed to the County Council to enable it to continue with its consideration of transport and infrastructure matters.

11. Formation of proposed modifications and further testing

- 11.1. The conclusions from evidence and technical engagement were examined to reconsider the initial working assumptions and prepare draft modifications. The number of dwellings proposed for sites PR6b, PR7b and PR9 changed from the initial working assumptions:

Table 3:

Site	Number of dwellings in 2017	Initial Working Assumption (2019)	Revised Draft number of dwellings (2019)	Net change
PR6a	650	690	690	+40
PR6b	530	600	670	+140
PR7a	230	430	430	+200
PR7b	100	130	120	+20
PR8	1950	1950	1950	No change

PR9	530	600	540	+10
PR10	410	0	0	-410
Total	4400	4400	4400	0

11.2. As necessary, the draft modifications were fed back into evidence testing on matters of transport (CD PR109), landscape (CD PR108), the water cycle study (CD PR105), ecology (CD PR106), Green Belt (CD PR104), Habitats Regulations Assessment (CD PR107), the site capacity work (CD PR110) and Sustainability Appraisal (CD PR 113).

11.3. As a consequence, the following additional findings emerged.

11.4. The **Landscape Assessment for site PR9** (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible greenspace would need to be secured through a development brief and a long-term management plan.

11.5. **The Green Belt Study Addendum** (CD PR104) advised as follows:

- i. **Site PR7a** – an additional release of land to the south would further erode the size of this contained area of open land but would not represent a step-change in Green Belt harm. The Addendum considered two alternative Green Belt boundaries for the southern boundary of the triangle of land. Both involved the creation of a new boundary. The evidence did not suggest a material difference between the two alternative boundaries. The modifications propose that the new planted boundary follows the line of the former field boundary removed during the 20th century.
- ii. **Site PR7b** - the release of an additional field from the Green Belt in the central part of study parcel PR49 (rated as low-moderate for harm) would not lead to a significant change in harm. Although there would be advancement of the inset settlement edge by about 70m, a field boundary hedgerow would mark a clear Green Belt edge.
- iii. **Site PR9** - the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also mark a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm.

The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside. The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element

in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.

The change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.

- 11.6. **Site capacity work (CD PR110)** – the findings of landscape and Green Belt work were fed into the site capacity work to help finalise the conclusions.
- 11.7. The **Transport Assessment Addendum** (CD PR109) concluded that taken together, the proposed re-distribution of 410 dwellings were expected to have a net-positive overall effect on previously assessed transport impacts. Additional homes at sites PR6a, PR6b, PR7a and PR7b (located closer to Oxford and Oxford Parkway/Water Eaton Park and Ride) is expected to result in a net reduction of trips along the A44 corridor. Combined with greater scope for walking, cycling and public transport use the proposed re-distribution would help to ease forecast future congestion on the southern sections of the A44 corridor.
- 11.8. Oxfordshire County Council confirmed that the proposed re-distribution of 410 dwellings would require minimal changes to the package of transport improvements developed to support the Plan.
- 11.9. **Water Cycle Study** (CD PR105) - the analysis indicated that the proposals would result in a reduction in forecasted growth at Cassington and Woodstock Waste Water Treatment Works (WWTW), but an increase in forecasted growth for the Oxford WWTW. The change was not considered significant and the Addendum therefore confirms that the summary and recommendations of the 2017 WCS are still valid having regard to the proposed Main Modifications.
- 11.10. **Ecological Advice - Cumulative Impacts Addendum** (CD PR106) – this concluded that the proposed increase in dwellings on sites PR6a, PR6b, PR7a, PR7b and PR9 did not change the cumulative impact assessment for the strategic sites nor the recommendations in the original study (CD PR34).
- 11.11. **Habitats Regulations Assessment Addendum** (CD PR107) - this addendum to the Habitats Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment August 2018 (PR98) assessed the proposed modifications to determine whether the findings of the HRA 2018 are still pertinent. The Addendum concluded that the proposed modifications do not change the findings and conclusions of the HRA 2018. The proposed modifications will therefore not have an adverse effect on the integrity of Oxford Meadows SAC either alone or in-combination with other projects and plans.

12. Completion of sustainability appraisal and consideration of conclusions

- 12.1. The SA Addendum which considered the Main Modifications in the context of the original SA work, concluded that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to the other existing proposed allocations (Policies PR6a, PR6b, PR7a, PR7b and PR9), the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location.
- 12.2. More generally, it was concluded that the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the June 2017 SA Report. Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report. The appraisal of alternatives in the SA addendum has informed the Council's modifications to the Proposed Submission Plan (July 2017). The Plan, with the modifications, with regard to the results of SA is considered to contribute towards the achievement of sustainable development.
- 12.3. Many of the proposed modifications do not alter the findings set out in the 2017 SA Report because they correct factual errors or represent minor updates to the wording of policies and supporting text for clarity rather than meaning.

13. Consideration of exceptional circumstances for additional Green Belt alterations

- 13.1. The Council's exceptional circumstances for the original Plan have been articulated in evidence. The Inspector has provided advice that he considers that there are exceptional circumstances for development in the Green Belt. The Inspector noted that the Council would need to demonstrate exceptional circumstances for any further changes.
- 13.2. The Council relies on its original evidence with the following additional circumstances:
 - i. the proposed housing requirement has been found to be sound;
 - ii. the Plan's strategy has been found to be sound;
 - iii. there are now no suitable options for development outside of the Oxford Green Belt (with the deletion of site PR10);
 - iv. all other proposed allocations have been found to be sound in principle;
 - v. the Council's approach to housing figures and the alteration to Green Belt boundaries has been found to be 'broadly sensible';
 - vi. in preparing modifications the Council has considered carefully whether additional development could be achieved without further alteration to Green Belt boundaries. Additional housing can be accommodated on sites PR6a and PR6b, however this would not account for all of the 410 dwellings shortfall resulting from the deletion of site PR10;

- vii. in the context of housing need and the plan’s strategy, additional Green Belt release at site PR7a (10 hectares) can be justified while retaining a significant, albeit narrower, gap (11.5 hectares) to the A34 and the achievement of policy objectives for green infrastructure and sport and recreation. The Council’s evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development;
- viii. in the context of housing need and the plan’s strategy, additional Green Belt release at site PR7b (1 hectare) can be justified while bringing development slightly further south from Kidlington. Whilst there is some impact on the environmental objectives for the site, it is considered that significant positive use of the Green Belt and net biodiversity gains can still be achieved as set out in the policy. The Council’s evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development;
- ix. in the context of housing need and the plan’s strategy, additional Green Belt release at site PR9 (9 hectares) can be justified while extending the development westwards. Whilst there is additional landscape impact, the Council’s additional evidence demonstrates that this would be acceptable. A deeper development can be achieved allowing for an improved layout and form of development and accommodating a wider playing pitch for the nearby school. The Council’s evidence demonstrates that the additional development would be acceptable and contribute to the achievement of sustainable development.

14. Consideration of deliverability and implementation

- 14.1. An updated infrastructure schedule was prepared informed by discussions with stakeholders including the County Council which forms part of the Schedule of Main Modifications.
- 14.2. The Housing Trajectory was updated and is included in the Proposed Modifications. The site phasing has been removed in light of the proposed deletion of site PR10 and the passing of time. The expected delivery rates at the proposed sites have been updated with the exception of the PR8 site (Land East of the A44) which remains unchanged. A 5.3-year supply can be achieved for 2021-2026; 2021 being the start date for monitoring delivery in accordance with the Oxfordshire Growth Board agreement (CD PR28, para. 3.5)
- 14.3. An update to the Plan’s viability assessment has been produced (CD PR111). This tested the viability of the proposed modifications as an addendum to the Viability Assessment 2017 (CD PR49). All sites are shown to be viable with 50% affordable housing.
- 14.4. The Council’s view is that the Plan with Main Modifications is deliverable by 2031.

15. Further Engagement and Finalisation of modifications

- 15.1 The ‘direction of travel’ on the Main Modifications was used to inform a series of discussions with prescribed bodies to determine whether there were any ‘show-stoppers’ or other key issues that required consideration (CD PR 114).

- 15.2 No issues were identified that required reconsideration of the modifications. Of note were informal comments seeking assurance that the Council would fully meet its housing requirements (to avoid the risk of subsequent overspill), interest in whether the modifications would lead to higher densities, and the need to avoid flood risk areas in considering increased densities/extending developable areas.
- 15.3 The modifications were subsequently finalised. The table below summarises the final housing numbers, areas and densities resulting from the proposed modifications, and supersedes Table 5 of HEAR 2 (CDC Housing Figures Note).

Site	Site Area (ha)	Gross Residential Area (excluding prescribed uses such as schools, land identified in site policy for specific uses) (ha)	Net Residential Area with 30% Discount	Proposed Number of Dwellings	Density on Gross Residential Area	Density on Net Residential Area
PR6a - Land East of Oxford Road	48	25	17.5	690	28	39
PR6b - Land West of Oxford Road	32	32	22.4	670	21	30
PR7a - Land South East of Kidlington	32	21	14.7	430	20	29
PR7b - Land at Stratfield Farm	10.5	5	3.5	120	24	34
PR8 - Land East of the A44	190	66	46.2	1950	30	42
PR9 - Land West of Yarnton	99	25	17.5	540	22	31
Total / Average				4400	24	34

16. Conclusions

- 16.1 The Council has prepared a Schedule of Main Modifications to respond to the Inspector's invitation in his Post Hearing Advice Note to make alternative provision for the 410 dwellings proposed in the submission plan at site PR10 (land south east of Woodstock).
- 16.2 The Main Modifications have been prepared having regard to the Plan's strategy and objectives; the results of the Sustainability Appraisal on site selection, through the detailed findings of evidence, including on transport, landscape, green belt, ecology, flood risk, a site capacity sense check, the process of Sustainability Appraisal and considerations of deliverability and viability. All reasonable spatial options have been considered and unsuitable options have been discounted. The Council considers that the proposed Main Modifications have been soundly prepared and will achieve sustainable development.
- 16.2 The Council has sought to minimise the additional land to be removed from the Green Belt. It considers that the harm caused to the Green Belt is outweighed by the benefits of locating

development in accordance with the Plan strategy and that exceptional circumstances have been demonstrated.

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford’s Unmet Housing Need
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Post-Hearings Advice Note

Preamble

This Note sets out, in brief, the preliminary conclusions I have reached about the *Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need* (the Plan) as submitted, taking account of what I heard at the hearings in February 2019, and the various written submissions that have followed on from them. It deals with a series of points that have been made about the Plan and most importantly, at this stage of the process, sets out some changes that are required to make the plan sound. While I have briefly outlined my position on some key issues, my full reasoning will be provided in my final report.

The Quantification of Oxford’s Unmet Housing Need (the figure of 4,400 that represents Cherwell’s Apportionment)

This 4,400 figure, which provides the basis for the Plan, has drawn a lot of criticism both at the Hearings, and since. In particular, the Review of the Oxfordshire SHMA 2014 and Oxford City SHMA Update 2018 produced by ORS suggests that the base figure that leads to the identification of Oxford’s total unmet need as 15,000 units, of which Cherwell’s share is 4,400, is significantly inflated. I note that the Inspectors charged with examining the recently submitted Oxford Local Plan 2036 have raised some preliminary questions about Oxford’s base figure of 1,356 dpa suggesting, amongst other things, that the issue could have a bearing on the level of unmet need which would have to be accommodated in neighbouring authorities, and could potentially affect the amount of land released from the Green Belt.

With that in mind, some participants have suggested that the Examination should be suspended until Oxford’s housing needs, and following on from that, its unmet needs, are quantified through the examination of the Oxford Local Plan.

I appreciate, to some, that seems a reasonable position to take. Indeed, it might be said that some means of looking at the housing and other needs of Oxford, and the surrounding Boroughs, simultaneously, in a strategic way, would be a good idea. However, that is not the way in which the planning system is currently set up.

The Planning Inspectorate has a duty to appoint Inspectors to carry out an independent examination expeditiously on submission and is not involved in discussions between authorities about timetabling, or anything else, before Plans are submitted. I would also observe that the Council’s adopted Local Plan includes an undertaking to conduct a partial review to address Oxford’s unmet housing need within two years of adoption. That partial review is the subject of this examination.

In that context, there can be no reasonable justification for suspending the examination to allow the Oxford examination to be advanced to its final stages.

Turning to the 4,400 figure itself, it has been arrived at through what I regard as a robust process where Oxford, and (most of) the surrounding authorities, co-operated, through the Oxfordshire Growth Board (OGB) to identify Oxford's unmet need, and apportion it between them. In many ways, the OGB is a model of how the duty-to-co-operate should work.

The ORS Report criticises the basis for the 4,400 figure for Cherwell, but it offers no alternative. Likewise, it might well be argued that the figure is based on a SHMA that is of some vintage, but the Oxfordshire SHMA 2014 is the only basis for considering Oxford's needs in the context of the wider HMA before the examination and I consider the figure to be robust when considered against the (2012 version of) the Framework and the associated Guidance.

I accept that the Inspectors examining the Oxford Local Plan might have raised some preliminary questions about Oxford's housing needs, but they have yet to reach any conclusions on the matter and are likely to be some way off doing so.

All in all, like my colleagues who examined Local Plans in West Oxfordshire, and the Vale of White Horse, I find nothing problematic in the Plan's reliance on the figures produced and agreed through the OGB. I consider that the 4,400 figure provides a sound basis for the Plan.

The Strategy

Put simply, the approach taken is to locate the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors. To my mind, while most of the allocations proposed are in the Oxford Green Belt, this is an appropriate strategy because it is that most likely to foster transport choices other than the private car and minimise travel distances, and least likely to interfere with the delivery of housing elsewhere in Cherwell.

Exceptional Circumstances

The Council has set out why it considers that the exceptional circumstances to justify the removal of land from the Oxford Green Belt are in place. I agree that the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries.

The Various Allocations

With one exception, that I deal with below, I regard the various allocations, and the process by which they have been arrived at, as sound, in principle. There are, however, detailed points that I need to address at this stage.

First, and most fundamental, is the allocation proposed in Policy PR10 – Land South East of Woodstock. I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation. However, notwithstanding the potential for screen planting, it is my view that the development of

the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area. That, alongside the travel distance to Oxford (which is likely to tempt residents away from more sustainable travel choices like public transport or cycling notwithstanding the proximity of the site to a proposed Park & Ride facility), and the impact on the setting and significance of the WHS, lead me to the conclusion that the allocation is unsound. I make some suggestions as to how this might be dealt with under the heading 'Main Modifications' below.

Second, I have no doubt that the North Oxford Golf Club is a much-valued facility. However, the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford. In that light, I do not find the allocation proposed in Policy PR6b – Land West of Oxford Road unsound, in principle.

I raised a question at the hearings about the reference in the policy (under criterion 17) to the need for any application to be supported by enough information to demonstrate that the tests contained in paragraph 74 of the (2012) NPPF are met, so as to enable development of the golf course. Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing golf course, it could, if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.

On that basis, notwithstanding questions around whether the existing gold course is surplus to requirements, which are addressed under criterion 21 in any event, the tests in paragraph 74 have been met and criterion 17 can be deleted.

In terms of Policy PR9 – Land West of Yarnton, I have some sympathy with the points made in relation to the depth of development allowed for in the overall allocation. From what I saw of the site, there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout. I return to this matter below.

Density

As submitted, the various allocation policies in the Plan each refer to an expectation that dwellings would be built to conform with an approximate average net density. The Council has proposed what I would regard as a Main Modification (MM) removing these references. To my mind, that is a reasonable course. Each of the allocation policies sets out the number of dwellings to be provided on each respective site, so the reference to density is superfluous.

There are other issues raised on the subject too. Most important is the suggestion that in anticipating relatively low-density developments, the land take from the Green Belt proposed by the Plan is greater than it might be. However, in allocations of the type proposed, land take is not the only consideration. Higher density developments, on smaller sites, on the edge of what in some cases are quite small-scale settlements, would appear out of place and have a markedly harmful impact on their surroundings.

Some additional capacity may be possible, a matter I discuss further below, but overall, the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach.

Access/Highways

It is fair to note at the outset that building 4,400 homes to accommodate Oxford's unmet need anywhere in Cherwell is likely to have significant impacts in traffic terms. However, as I have alluded to above, the principle of siting the required allocations along an established transport corridor is a sound one. I accept that traffic along this transport corridor is already relatively heavy, but the route clearly offers the best opportunity to provide incoming residents with opportunities to travel by means other than the private car. Moreover, development along the corridor can reasonably be expected to contribute to transport improvements along it, including those that encourage means of access into Oxford by means other than the private car.

It was put to me that if the land covered by Policy PR6c – Land at Frieze Farm was allocated for housing, then a link road between the A44 and A34 could be provided that would alleviate congestion at the roundabouts to the south. That might assist but I do not consider the possibility sufficient reason to justify allocation of the site, or part of the site, for housing. That said, there may be other reasons why housing on the site might prove necessary (see below).

I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound.

Main Modifications

The Council has already proposed a series of changes to the Plan and consideration will need to be given as to whether these are in fact MMs. As a guide, I consider that anything that meaningfully changes an actual Policy, or in the case of supporting text, goes to the heart of the approach, will be a MM and will need to be consulted upon. Anything that falls short of a MM is a matter for the Council. I have covered the example of the deletion to references to approximate average net densities above and this provides a guide as to where the line should be drawn.

The major change required to the Plan to make it sound is the deletion of Policy PR10. This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. While I do not seek to rule out other approaches the Council might wish to take, there seems to me to be several ways in which this might be addressed:

1. There could be scope to divide the 410 dwellings around some of the other allocations, without having any undue impact on the character and appearance of the general area;
2. That could be combined with additional dwellings on the Policy PR9 allocation which could lead to a better-designed layout (see above); or
3. There may be the possibility that the Policy PR6c – Land at Frieze Farm allocation could accommodate some housing (and possibly the link road) as well as any replacement golf course. However, this would necessitate further land-take from the Green Belt for which exceptional circumstances would need to be demonstrated. This might prove difficult to justify unless options 1 and 2 above and any other options outside the Green Belt were shown to be unsuitable.

The other major change I have set out is the deletion of criterion 17 in Policy PR6b – Land West of Oxford Road. On my analysis, that deletion would not necessitate any other change to the policy in general, or criterion 21 that deals with the provision of a replacement golf course in particular. However, that may be an aspect the Council would want to consider further.

On another issue, there are several references in the policies of the Plan to the (2012 version of the) NPPF. While the Plan is being examined under the auspices of that document, any planning applications that flow from the Plan will be considered against the February 2019 (or any subsequent) version. On that basis, while forms of words taken from it can be retained, specific references to the NPPF should be removed throughout the various policies.

Concluding Remarks

There are several matters here that will require careful consideration by the Council, and I am content for time to be allowed for that to take place (though I would appreciate an early indication of how long might be required). What the Council have already proposed, and what I cover here, may also require updates to the Sustainability Appraisal and other parts of the evidence base. The Council will need to consider such matters too.

Once all MMs, and any associated updates to the evidence base have been put together, I will want to consider them, and may have further comments having done so. After that, the MMs and associated updates will need to be consulted upon, of course, and it may be that another Hearing is required to discuss the results of that process. Alternatively, it may then be possible for me to proceed to my report. I will of course, keep this under review.

Paul Griffiths
INSPECTOR

10 July 2019



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Cherwell Local Plan Partial Review

Sustainability Appraisal Addendum - Main Modifications to the Proposed Submission Cherwell Local Plan Partial Review

Prepared by LUC
September 2019

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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 Local Plan Partial Review (the Plan). There have been four key outputs from the SA of the Local Plan 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 prepared and consulted upon with the proposed submission Plan in June 2017.
 - A SA Addendum appraising a series of main and minor modifications to the proposed submission Plan was also submitted with the suite of documents for examination alongside the proposed submission Plan in February 2018.
- 1.2 Following each stage of consultation, all representations relating to the SA process were reviewed. Appendix 3 of the SA Report, consulted upon alongside the proposed submission Plan in June 2017, contains a summary of the representations received during the consultations on the Scoping Report and initial SA Report. Appendix 1 in the 2018 SA Addendum contained a summary of the representations received during the consultation on the proposed submission Plan and 2017 SA Report. This consultation summary includes SA responses to representations received; however, no updates to the 2017 SA Report were considered necessary.
- 1.3 This current, second SA Addendum has informed all the Council's proposed modifications to the Partial Review proposed submission Plan (2017) (referred to hereafter as the SA Addendum). It includes:
- A summary of the Plan examination process to date, including the Inspector's initial findings.
 - A summary of developments in the Plan baseline, including updates to its evidence base since the first SA Addendum (2018).
 - A summary of the new plans, policies and programmes published of direct and indirect relevance to the Plan since the first SA Addendum (2018).
 - A detailed schedule of all the proposed modifications to the proposed submission Plan (2017), including Main Modifications and Minor Modifications, and a SA of their likely effects.
 - A summary of the Council's consideration of reasonable alternatives to the proposed modifications to the proposed submission Plan and associated SA findings for each reasonable alternative.
- 1.4 **Appendix 2** contains a copy of the SA Framework used to appraise the effects of the Plan.

Local Plan Partial Review examination and initial Inspector findings

- 1.5 Cherwell District Council submitted the Local Plan Partial Review (Oxford's Unmet Housing Need) to the Secretary of State for Housing, Communities and Local Government for formal examination on 5th March 2018. Following a Preliminary Hearing on 28th September, the Main Hearings of the examination process were held between 5th-13th February 2019.

- 1.6 Following completion of the Main Hearing Sessions the Inspector then published an Advice Note setting out preliminary conclusions on 10th July 2019. In summary, the Inspector found *'that the 4,400 figure provided a sound basis for the Plan'* and referred to the spatial strategy for accommodating this growth within the Plan period as *'appropriate...because it is that most likely to foster transport choices other than the private car and minimise travel distances, and least likely to interfere with the delivery of housing elsewhere in Cherwell'*. The Inspector refers to *'the various allocations and the process by which they have been arrived at, as sound, in principle'* with one exception: the allocation proposed in Policy PR10 – Land South East of Woodstock. Allocation Policy PR10 is considered unsound by the Inspector due to the impact it would have on the countryside and setting of Woodstock, as well as the Blenheim Palace World Heritage Site and its travel distance to Oxford. This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. The Inspector makes reference to the possibility for the 410 dwellings to be reallocated amongst the remaining allocations.
- 1.7 The Inspector states that *'the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context'*. The Inspector endorsed the removal of the expectation within each allocation policy *'that dwellings would be built to conform with an approximate average net density'*, acknowledging that each allocation policy sets out the number of dwellings to be provided within each site.
- 1.8 Lastly, whilst the Plan is being examined under the 2012 National Planning Policy Framework (NPPF), any planning applications that follow the publication of the Plan will be considered against the February 2019 NPPF (or any subsequent version). Consequently, the Inspector recommended that references to the 2012 version of the NPPF be removed from the Plan.

Proposed modifications to the Plan

- 1.9 Following the examination hearings and receipt of the Inspector's note, Cherwell District Council has prepared a schedule of proposed modifications to the proposed submission Plan (2017) (see **Table 3**). The schedule sets out all the proposed modifications to the proposed submission Plan (2017) and the reasoning behind each proposed modification. All the modifications appraised in the first SA Addendum (published in February 2018) that have not been superseded in the examination process to date are appraised again here alongside the new modifications identified during the examination process. The most notable modification is the deletion of allocation Policy PR10 (proposed by the Inspector) and the reallocation of 410 homes amongst the remaining allocation policies, specifically allocation Policies PR6a, PR6b, PR7a, PR7b and PR9.
- 1.10 All the proposed modifications to the proposed submission Plan (2017) and their sustainability implications are considered in further detail in the section titled "Significant effects of the proposed modifications to the Plan" below.

Reasonable alternatives to the proposed modifications to the Plan

- 1.11 The SEA Directive requires the consideration of reasonable alternatives to the published proposed modifications.
- 1.12 Most of the modifications to the proposed submission Plan address minor details in the Plan, for example relating to the size of specific land uses on the proposed allocated sites and text clarifications and corrections. Such changes are not considered to have reasonable alternatives. However, there are a range of options for dealing with the modifications associated with the deletion of allocation Policy PR10 and the redistribution of the 410 dwellings elsewhere within the District. This section explores the range of options for redistributing additional development.
- 1.13 The Council's consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the Sustainability Appraisal (2017) (CD PR43). The Inspector has not raised any concerns with the SA in his advice note.

- 1.14 The Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the SA. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development. The Inspector considers that there are exceptional circumstances necessary to justify alterations to Green Belt boundaries.
- 1.15 The Inspector has advised, '*With one exception...I regard the various allocations, and the process by which they have been arrived at, as sound, in principle...*'. The site that the Inspector has concerns with is the only site (PR10 – land south east of Woodstock) that the Council originally proposed which is situated outside of the Oxford Green Belt.
- 1.16 Other than this site, the Council has no reason to question its site selection process to date, including the non-selection of all reasonable alternatives to the proposed site allocations considered to date.
- 1.17 Consequently, consideration of reasonable alternatives to the redistribution of the 410 homes has focussed exclusively on options that relate to accommodating additional homes within the scope of the existing strategy; specifically, on or in the immediate vicinity of the existing site allocations and options within the Plan Policies PR3a-PR10. All these options are considered to be reasonable to consider.
- 1.18 The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan's original scope, there would be a need to consider other options.
- 1.19 The options considered by the Council in preparing Main Modifications are set out in **Table 1** below. It has been important for the Council to consider options to avoid unnecessary further alteration to Green Belt boundaries and, if required, the demonstration of exceptional circumstances for further alteration.
- 1.20 The Council therefore considered 1) options outside of the Green Belt; 2) options requiring no additional Green Belt release; and 3) having regard to the conclusions on 1) and 2) whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further revision of Green Belt boundaries.

Table 1 – Reasonable site options considered by the Council and subjected to SA

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
1) Site PR10 – Land South East of Woodstock	2) Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)	13) Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)
	3) Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)	14) Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)
	4) Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)	15) Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
	5) Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)	16) Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)
	6) Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)	17) Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)
	7) Site PR6a – Land East of Oxford Road – intensification of developable area	18) Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)
	8) Site PR6b - Land West of Oxford Road – intensification of developable area	
	9) Site PR7a – South East Kidlington – intensification of developable area	
	10) Site PR7b – Stratfield Farm – intensification of developable area	
	11) Site PR8 – Land to east of the A44 – intensification of developable area	
	12) Site PR9 Land West of Yarnton – Intensification of developable area	

Approach to the SA of reasonable alternatives

- 1.21 All options have been subjected to SA using the assumptions set out in **Appendix 2** and Table A2.1 in the full SA Report that was published alongside the proposed submission Plan in 2017 (CD PR43). In the absence of detailed and consistent information on the feasibility of each site option the assumptions give no consideration to the mitigation or enhancement measures that may come forward in each site. This approach is consistent with the SA of reasonable alternatives set out in sections 7, 8 and 9 of the full SA Report prepared alongside the proposed submission Plan in 2017 (CD PR43). In addition to the sources of evidence and data set out in the assumptions in **Appendix 2**, the updated evidence bases set out in **Appendix 1** have been used to inform judgements as appropriate. Detailed appraisal matrices for each reasonable site option are set

out in **Appendix 3**. The likely significant effects of each option are summarised below and presented in **Table 2**.

SA of reasonable alternatives outside of the Green Belt

Option 1 – Site PR10 – Land South East of Woodstock

Significant effects of Option 1

- 1.22 The proposed submission Plan allocates land at PR10 for the delivery of 410 homes on approximately 16 hectares south east of Woodstock. The area identified within Policy PR10 was previously appraised as site option 22 and also included a portion of site 25 (a much smaller site). The potential significant effects of a smaller allocation in this location are the same as those identified in the appraisal of site 22 in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017):
- Reducing the size of the allocation would likely result in the delivery of fewer homes within the allocation. Consequently, the significant positive effect previously recorded against SA objective 1 (Housing) is likely to be less significant. Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is still recorded against **SA objective 1 (Housing)** for Oxford.
 - Given the relatively remote location of the site to Oxford and the city's jobs as **significant negative** (--) effect is recorded against **SA objective 16 (Employment)** for Oxford. Reducing the scale of development in this location is not considered to change this effect.
 - Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the close proximity of the site to a Scheduled Monument and the Blenheim Palace World Heritage Site, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
 - The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.
- 1.23 Although site 25 scored a significant negative effect against SA objective 8 (Landscape), due to the fact that PR10 focussed development in site 22 and only covered the southern portion of site 22, an uncertain minor negative effect is recorded. The effects of less development in this location are considered to be similar.
- 1.24 While reducing the eastward extent of site allocation PR10 and or reducing the density of development within PR10 would most likely reduce the area of open greenfield land that would be developed reducing the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment), 13 (Efficient Use of Land), and 8 (Landscape), the same sensitivities and therefore the potential for significant negative effects still exist. The uncertainty associated with these effects is in recognition of the fact that the exact scale, design and layout of a small allocation in this location are unknown. Furthermore, the potential and feasibility of mitigation and enhancement measures in a smaller allocation are unknown.
- The Council's Reasons for Site Selection / Rejection*
- 1.25 The Council notes the SA results.
- 1.26 The site is a reasonable option to consider. It was selected for policy development for the submitted Plan. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "*The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area*". Additionally, it was originally concluded that the

effects of development would be acceptable and that development would contribute to the achievement of sustainable development (PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt.

- 1.27 Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe *"...that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation."*
- 1.28 But, notwithstanding the potential for screen planting, his view is that *'...the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area...'*.
- 1.29 This planning judgement, with the Inspector's additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), now weighs heavily in the Council considerations.
- 1.30 The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector's judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock.
- 1.31 The Council has been conscious of Historic England's position and the fact that, following the publication of the proposed submission Plan, no objection was received from ICOMOS. It has also been mindful of the site's non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting.
- 1.32 It is noted that the effects of a potentially smaller/reconfigured allocation at PR10 are considered to perform broadly the same in SA terms when compared to the original site allocation PR10. However, having regard to all of the above considerations, and the fact that the Inspector's concerns relate to the principle of development rather than the quantum or configuration, site PR10 is not considered to be suitable for the purpose of preparing main modifications.
- 1.33 A re-configuration of the residential area would not overcome the Inspector's concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector's concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.
- 1.34 The Council considers that site PR10 should not be taken forward into Main Modifications.

SA of reasonable alternatives involving no additional Green Belt release

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8) *Significant effects of Option 2*

- 1.35 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3a is likely to result in the following significant effects:
 - Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive (+ +) effect** is recorded against **SA objective 1 (Housing)** for Oxford. However,

by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.36 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.37 The Council notes the SA results.

1.38 The site comprises some 7.8 hectares of land proposed for safeguarding in the Plan.

1.39 Para. 85 of NPPF1 (2012) states that when defining Green Belt boundaries, local planning authorities (LPAs) should, where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. It also requires LPAs to make clear that the safeguarded land is not allocated for development at the present time. It advises that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. It further advises that LPAs should satisfy themselves

that Green Belt boundaries will not need to be altered at the end of the development plan period. The advice is brought through in the latest NPPF (para. 139).

- 1.40 The Partial Review is an unusual Plan in that a subsequent Plan of the same focused scope is unlikely to follow. Instead the long-term strategic needs of the county will be considered through the emerging Oxfordshire Plan 2050 followed by a full district Local Plan Review. It is important that altered Green Belt boundaries endure. The Council considers that the safeguarded land proposed (policy PR3a) provides the appropriate, proportionate contingency for the future:

"PR3(a) – we are safeguarding this land beyond the Plan period. The triangle of land is situated to the south of the land allocated under policy PR8. In this location the railway line to the east of Yarnton forms a consistent and strong Green Belt boundary down to the A44. PR3(a) is safeguarded for future consideration as it will make little contribution to Green Belt purposes following the development of land east of the A44. The land is not required to meet Oxford's development needs within this Plan period". (2017 Plan, p.76).

- 1.41 The Inspector has not identified any concerns of principle with the Council's approach to safeguarding land and it is considered that proposing this land for development now would not accord with the requirements of the NPPF.
- 1.42 The Council considers that site PR3(a) should not be taken forward as a site for residential development into Main Modifications.

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

Significant effects of Option 3

- 1.43 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3b is likely to result in the following significant effects:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
 - The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
 - Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. An eastern extension to the

developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.

- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.44 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.45 The Council notes the SA results.

1.46 This site comprises 0.7 hectares of land. The Plan states:

"PR3(b) – we are removing a small area of land from the Green Belt to the east of Yarnton adjacent to, and to the west of, the railway line. As a result of development to the east of the A44 (policy PR8), the railway line will become the consistent and strong Green Belt boundary at the eastern edge of the development site. There is no need for PR3(b) to be allocated, reserved or safeguarded for development."

1.47 It is considered that no additional development could reasonably be delivered as part of site PR8 by 2031.

1.48 The Council considers that site PR3(b) should not be taken forward as a site for residential development into Main Modifications.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

Significant effects of Option 4

1.49 The developable area identified in site allocation policy PR6b in combination with an expansion into safeguarded site PR3c is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by expanding the area of development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The expansion of development in this location is unlikely to significantly change the significance of this effect.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The expansion of

development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

- 1.50 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

- 1.51 The Council notes the SA results.

- 1.52 This site comprises 11.8 hectares of land. The Plan (2017, p.76) states:

"PR3(c) – we are removing an area of land from the Green Belt to the south of the A34 to the west of the strategic development site allocated under policy 6b. Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary at this location. PR3(c) is not considered to be suitable for residential development but connectivity will be expected through the site to Oxford's Northern Gateway site to the south."

- 1.53 The Council's reasons for ruling out this area of land for development are articulated in the SA at Section 10, para' 10.60 and in the Housing and Economic Land Availability Assessment (HELAA) (CD 79). Although the proposed development at North Oxford within Oxford City's boundary will change the relationship of site PR3(c) to the surrounding area, the Council stands by its original assessment.
- 1.54 The Council considers that site PR3(c) should not be taken forward as a site for residential development into Main Modifications.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)

Significant effects of Option 5

- 1.55 The developable area identified in site allocation policy PR6a in combination with an expansion into safeguarded site PR3d is likely to result in the following significant effects:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by expanding development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. However, the northward expansion would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Consequently, an uncertain mixed (significant positive and minor negative effect (+ +/-?)) is recorded overall.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Therefore an uncertain mixed (significant positive/minor negative (+ +/-?)) is recorded against SA objective overall. The significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The expansion of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation. How much the loss of or reduction in the size of the Water Eaton Park and Ride as a result of a northward expansion compounds the significant adverse effects against SA objective 10 is uncertain (?).
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.

1.56 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.57 The Council notes the SA results.

1.58 The site comprises 9.9 hectares of transport infrastructure.

1.59 The Plan (2017, p.76) states:

"PR3(d) – we are removing the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride from the Green Belt. The development of land in north Oxford to the east of Oxford Road

(policy PR6a) results in other land in this area being removed from the Green Belt. Again, the A34 to the north will form the logical, permanent boundary."

- 1.60 These are vital and, in part, new pieces of infrastructure. Whilst the County Council is seeking to establish new Park and Ride facilities further out from Oxford, it is for the County Council as Highways Authority to determine the longer-term transport use of the existing facilities through its Local Transport Plan. Proposing housing on an existing Park and Ride facility would require additional strategic transport work over a longer period of time.
- 1.61 The Council considers that site PR3(d) should not be taken forward as a site for residential development into Main Modifications.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

Significant effects of Option 6

- 1.62 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3e is likely to result in the following significant effects:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
 - The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
 - Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
 - The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing

developable area, increasing the significance of this effect. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

- 1.63 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

- 1.64 The Council notes the SA results.

- 1.65 The site comprises 14.7 hectares of land identified for the expansion of Begbroke Science Park.

- 1.66 The Plan (2017, p.76) states:

"PR3(e) – we are removing land from the Green Belt to the north, east and west of Begbroke Science Park to ensure that a logical and permanent Green Belt boundary is established. This is in the context of, and in response to, development to the east of the A44 (policy PR8) and the conclusion of the Small Scale Green Belt Review which considers the high value employment needs at Kidlington-Begbroke. The potential extension of the Science Park will be considered further in Local Plan Part 2. Policy PR8 seeks reservation of the land for the potential expansion of the Science Park."

- 1.67 The identification of this land is pursuant to policy Kidlington 1 of the adopted Local Plan 2011-2031 and is clearly evidenced. Considering the land for residential development would be contradictory to the objectives of that policy.

- 1.68 The Council considers that site PR3(d) should not be taken forward as a site for residential development into Main Modifications.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area *Significant effects of Option 7*

- 1.69 The intensification of the developable area identified in site allocation Policy PR6a is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within

this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.

- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.70 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.71 The Council notes the SA results.

1.72 Policy PR6a of the Plan (July 2017) proposes the construction of 650 dwellings on approximately 24 hectares on land east of Oxford Road. The Council considered whether some additional development could be achieved.

1.73 The review of the Plan, evidence and changes in circumstances identified that an additional one hectare of land was potentially available for housing. Policy PR6a (2017) requires the provision of a primary school on the site with at least three forms of entry (3FE) on 3.2 hectares of land. During the consultation on the proposed submission Plan the County Council provided updated information (CD PR78, PR-C-0832) indicating that the school requirement could be reduced to a two-forms of entry primary school on 2.2 hectares of land. This land is available to consider for residential development.

1.74 The Council considers that the intensification option for site PR6a **should** be taken forward into Main Modifications.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area *Significant effects of Option 8*

1.75 The intensification of the developable area identified in site allocation Policy PR6b is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.76 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.77 The Council notes the SA results.

1.78 Policy PR6b of the Plan (July 2017) proposes the construction of 530 dwellings on 32 hectares on land west of Oxford Road. The Inspector's preliminary conclusions are that whilst he has no doubt that North Oxford Golf Club is a much valued facility, "*the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford.*"

1.79 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 530 homes could be provided at a net density of 25 dph. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site.

1.80 The review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to re-consider the capacity of the site.

1.81 The Council considers that the intensification option for site PR6b **should** be taken forward into Main Modifications.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area

Significant effects of Option 9

1.82 The intensification of the developable area identified in site allocation Policy PR7a is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.

The intensification of development in this location is unlikely to significantly change the significance of this effect.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.

- 1.83 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

- 1.84 The Council notes the SA results.
- 1.85 Policy PR7a of the Plan (July 2017) proposes the construction of 230 dwellings on approximately 11 hectares on land east of Oxford Road.
- 1.86 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 230 homes could be provided at a net density of 35 dph (avoiding development in a small part of the site within Flood Zones 2 & 3).
- 1.87 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area identified.
- 1.88 The Council considers that the intensification option for site PR7a should not be taken forward into Main Modifications.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area

Significant effects of Option 10

- 1.89 The intensification of the developable area identified in site allocation Policy PR7b is likely to generate the following significant effects:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the

fact 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 Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.90 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

- 1.91 The Council notes the SA results.
- 1.92 Policy PR7b of the Plan (July 2017) proposes the construction of 100 dwellings on approximately 4 hectares on land at Stratfield Farm.
- 1.93 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 100 homes could be provided at a net density of 25 dph having regard to the setting of the listed farm house.
- 1.94 As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged.
- 1.95 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area already identified.
- 1.96 The Council considers that the intensification option for site PR7b should not be taken forward into Main Modifications.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area

Significant effects of Option 11

- 1.97 The intensification of the developable area identified in site allocation Policy PR8 is likely to generate the following significant effects:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.98 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.99 The Council notes the SA results.

1.100 Policy PR8 of the Plan (July 2017) proposes the construction of 1950 dwellings on approximately 66 hectares on land next to Begbroke / Yarnton.

1.101 The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 1950 homes could be provided at a net density of 45 dph having regard to the potential for some higher density development on parts of the site.

1.102 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area already identified.

1.103 The Council considers that the intensification option for site PR8 should not be taken forward into Main Modifications.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area
Significant effects of Option 12

1.104 The intensification of the developable area identified in site allocation Policy PR9 is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting

Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has poor accessibility to Oxford, specifically its employment centres. Consequently, a **significant negative** (--) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.
- The site is a location with good access to Cherwell's sustainable transport network and in close proximity to some of Yarnton's services and facilities, notably a primary school, a shop and a village hall. Therefore, a **significant positive** (++) effect is recorded against **SA objective 6 (Services and Facilities)** for Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
- The site is in close proximity to Yarnton Medical Practise, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.105 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.106 The Council notes the SA results.

1.107 Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares of land on land west of Yarnton.

1.108 The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 35dph for site PR9 in the proposed submission Plan, but notes that this assumes the 30% gross to net discount being effectively removed due to potential for shared use of playing pitch, incorporation of play facilities on that land, and immediate access to open space to the west, otherwise gross density would be high at 47 dph.

1.109 The Inspector's preliminary conclusions refer to the depth of the developable area and implications for design and layout (i.e. referring to the scope for a site extension)

1.110 The Council has previously considered that no additional development could be achieved on the existing developable area as identified in the Plan (July 2017).

1.111 The Council considers that the intensification option for site PR9 in its current form should not be taken forward into Main Modifications.

SA of reasonable alternatives involving additional Green Belt release

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

Significant effects of Option 13

- 1.112 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 50. The site was previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site option 50 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.
- 1.113 The significant effects identified in the appraisal of site 50 are:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
 - The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell.
 - Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the site containing St. Frideswide's Farmhouse a Grade II* Listed Building and Grade II listed wall. There are also several other listed buildings in close proximity and 25 recorded, non-designated heritage assets, of which eight are located within the site. Furthermore, 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. Therefore, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
 - The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

- 1.114 The Council notes the SA results.
- 1.115 For the reasons articulated in submitted evidence (CD PR51) the Council considers that an eastward of the site is inappropriate in terms of landscape impact.
- 1.116 The Council considers that an eastward extension of the site would not be suitable and should not be taken forward into Main Modifications

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

Significant effects of Option 14

1.117 The proposed submission Plan allocates land at PR6c for the delivery of a replacement golf course displaced from its current location within site allocation PR6b. In the Inspector's note, the Inspector raises the possibility that the allocation Policy PR6c "could accommodate some housing, (and possibly a link road) as well as a replacement golf course". The land identified within allocation Policy PR6c has been previously appraised as a potential residential development site, but only as part of a larger area of land (Site 39a) including an additional two parcels of land to the east of the A4260 and A34 respectively (see Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017)). Consequently, a new option for delivering up to 410 homes within PR6c alongside the delivery of a golf course has been appraised as a new reasonable alternative. The potential significant effects of this option are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell.
- Due to the relatively exposed and elevated nature of the site to the south, which would result in residential and golf development being highly visible from areas to the north including the southern areas of Kidlington and Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

1.118 The uncertainty associated with these effects is also in recognition of the fact that the exact scale, design and layout of residential and golf development in this location are unknown. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.119 The Council notes the SA results.

1.120 Policy PR6c of the Plan (July 2017) reserves this 30 ha site for a replacement Golf Course. The land is not proposed for Green Belt release. The Inspector advised that there may be the possibility that this site could accommodate some housing as well as any replacement golf course. He also advised that development of the site might provide the opportunity for the development of a link road between the A44 and A34.

1.121 The Council's original site selection conclusions as recorded at section 10, para's 10.130 – 10.132 of the SA (CD PR43) 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".

- 1.122 Development of the site for housing would entail the additional release of Green Belt land in a new location. The Council does not depart from its original conclusions and therefore does not consider that the site should be brought forward for further consideration. However, in light of the Inspector's comments, it is considered that land at Frieze Farm should be kept within scope if preparation of Main Modifications resulted in an unmet housing requirement. It would have to be clear that the homes could not be provided on the sites already identified for residential development, and, in view of the Council's original conclusions about its unsuitability for housing, the site would need to be considered along with other sites within Areas of Search A and B.
- 1.123 In conclusion, the Council considers that this site should only be considered further if homes cannot be distributed on existing sites and if it is exceptionally required in the context of other alternatives within Areas of Search A and B.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

Significant effects of Option 15

- 1.124 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site options 202 and 178 (in combination). Both sites were previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site options 202 and 178 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.
- 1.125 The significant effects identified in the appraisal of sites 202 and 178 are:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
 - The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell.
 - The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.

The Council's Reasons for Site Selection / Rejection

- 1.126 The Council notes the SA results.
- 1.127 The Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site. Exceptionally, there may be scope to extend the development area for the site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council's original objective of maximising the remaining gap between new development and development to the south of the A34. An existing field boundary, containing approximately 9 hectares on land, marks the extent of this land.
- 1.128 The Council considers that a southern extension of the existing site **should** be taken forward into Main Modifications.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)

Significant effects of Option 16

- 1.129 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 49 previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site option 49 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.
- 1.130 The significant effects identified in the appraisal of site 49 are:
- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
 - Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell.
 - The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
 - The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

- 1.131 The Council notes the SA results.
- 1.132 The Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). Exceptionally, there may be scope to extend the development area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council's environmental objectives.
- 1.133 The County Council as Local Highways Authority has advised that it now has a less rigid position on the number of homes that could be accessed from the Kidlington roundabout.
- 1.134 It is considered that setting of the listed farmhouse and important trees could be protected.
- 1.135 The Council considers that a southern / western extension of the existing site **should** be taken forward into Main Modifications.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

Significant effects of Option 17

- 1.136 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site options 20a and

126 (in combination). Both sites were previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site options 20a and 126 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.137 The significant effects identified in the appraisal of sites 20a and 126 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities) and 10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact 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 Cherwell.
- The site is in close proximity to Yarnton Medical Practise and Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
- The Council's Landscape Character Sensitivity and Capacity Assessment (2017) notes that there is medium to low capacity for development across portions of the site due to the potential for development within this area to 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. Therefore an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- Notable sensitivities recorded include A significant negative effect is therefore expected on this SA objective.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.138 The Council notes the SA results.

1.139 For the reasons set out in submitted evidence (Matter 6 – Written Statement), the Council considers that an extension of this site to the east of the railway line would not be appropriate in terms of the impact on Green Belt and the need to retain an appropriate gap between new development and Kidlington alongside the Oxford Canal. The Council has no reason to depart from its original conclusions.

1.140 The Council considers that an eastern extension of the site to the east of the railway would not be suitable and should not be taken forward into Main Modifications.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

Significant effects of Option 18

1.141 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 51 previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the

significant effects identified in the appraisal of site option 51 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.142 The significant effects identified in the appraisal of site 51 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- The site has poor accessibility to Oxford, specifically its employment centres. Consequently, a **significant negative** (--) effect is recorded against **SA objective 16 (Employment)**.
- The site is a location with good access to Cherwell's sustainable transport network and in close proximity to some of Yarnton's services and facilities, notably a primary school, a shop and a village hall. Therefore, a **significant positive** (++) effect is recorded against **SA objective 6 (Services and Facilities)** for Cherwell.
- The site is in close proximity to Yarnton Medical Practise, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
- The Council's Landscape Character Sensitivity and Capacity Assessment (2017) notes that there is medium to low capacity for development across much of the site due to the land rising to a localised plateau making it highly visible within the surrounding area. Therefore an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- Due to the medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the close proximity of a Registered Park and Garden, one Conservation Area and 40 Listed Buildings including Home Close, a Grade II Listed Building. Furthermore, 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, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.143 The Council notes the SA results.

1.144 Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares on land next to the west of Yarnton.

1.145 The Inspector has advised that he had sympathy with the promoter's view that a more satisfactory development could be achieved by extending the residential development area westwards. He also suggested that, in doing so, the Council considers whether some additional homes could be achieved.

1.146 Landscape analysis work suggests that some additional residential development could be accommodated on the lower slopes to the west of the existing residential area while avoiding rising up the steep mid-slopes.

1.147 The Council considers that a western extension of the existing developable area should be taken forward into Main Modifications.

Table 2 – Significant effects of reasonable alternative options

Reasonable Alternative Options	SA objectives related to meeting only Oxford's Needs			SA objectives with spatial relevance to Oxford and Cherwell						Socio-economic SA objectives only relating to Cherwell			Environmental SA objectives only relating to Cherwell							
	SA1: Housing	SA16: Employment	SA17: Economic Growth	Oxford Effects			Cherwell Effects			SA2: Health and Well Being	SA4: Crime	SA5: Vibrant Communities	SA7: Biodiversity	SA8: Landscape	SA9: Historic Environment	SA11: Water Quality	SA12: Flood Risk	SA13: Efficient Use of Land	SA14: Resources	SA15: Waste
				SA3: Regeneration	SA6: Accessibility	SA10: Air Quality & Road Congestion	SA3: Regeneration	SA6: Accessibility	SA10: Air Quality & Road Congestion											
1	++	-	+	0	+	+	0	++	+	+	0	-	-?	-?	--?	0	-	--?	0	-
2	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
3	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
4	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
5	++	++/-?	+	0	++/-?	++/--?	0	++/-?	++/--?	+	0	-	-?	-?	--?	0	-	--?	0	-
6	++	+/-	+/-	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
7	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
8	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
9	++	++	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	-?	-	-
10	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	--?	-	-
11	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
12	++	--	+	0	+	+/-	0	++	+/-	++	0	-	-?	-?	-?	0	-	--?	-	-
13	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	-	-
14	++	+/-	+	0	+	++/--	0	++	++/--	+	0	-	-?	--?	-?	0	-	--?	-	-
15	++	++	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	-?	-	-
16	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	--?	-	-
17	++	+/-	+	0	++	++/-	0	++	++/-	++	0	-	-?	--?	-?	0	-	--	-	-
18	++	--	+	0	+	+/-	0	++	+/-	++	0	-	-?	--?	--?	0	-	--?	-	-

Significant effects of the proposed modifications to the Plan

- 1.148 Following the appraisal of all reasonable alternatives, the proposed modifications to the Plan have been appraised individually and as part of the Plan as a whole, taking into account the previously identified effects set out in the 2017 SA Report. The likely effects of each proposed modifications are set out in the final column of **Table 3**. Where effects have been identified, the cell in the final column has been coloured to reflect the effect identified.
- 1.149 In summary, most of the proposed modifications will not alter the findings set out in the 2017 SA Report because they correct factual errors and typos or represent minor updates to the wording of policies and supporting text for clarity rather than meaning. Notable proposed modifications which are likely to result in additional effects to those identified in the 2017 SA report accompanying the proposed submission Plan include:
- **The deletion of site allocation policy PR10 and the resulting redistribution of 410 homes that were to be delivered within this allocation to site allocation policies PR6a, PR6b, PR7a, PR7b and PR9.** The deletion of allocation Policy PR10 results in the loss of any negative effects associated with development and activity in this location; however, some of these negative effects will be transferred to the new locations for the development in allocations PR6a, PR6b, PR7a, PR7b and PR9. Nevertheless, given these locations are already allocated for significant numbers of homes, the relative increases in the scale and density of development in each location is not considered to be enough to change the significance of the effects already identified in the SA. These modifications will not result in a net increase in the number of homes being delivered by the Plan over the Plan period, resulting in no changes in the significance of the effect identified in relation to SA objective 1 (Housing).
 - **The proposed modifications to Policy PR1 and PR11 emphasising the need for all sites to contribute to the delivery of Local Plan infrastructure.** These changes would have minor positive effects on the majority of the SA objectives.
 - **Modifications to the site allocation policies to emphasise the need for the protection of notable species and habitats** would have minor positive effects on SA objective 7 (Conserving and Enhancing Biodiversity).
 - **Modifications to the site allocation policies to require that any mitigation recommendations from Heritage Impact Assessments and archaeological investigations be included in the proposed development scheme** would have minor positive effects on SA objective 9 (Protecting and Enhancing the Historic Environment). This will bring greater certainty that appropriate mitigation and enhancement measures will be implemented.
 - **The proposed modifications to allocation Policy PR6c (identified for the relocation of a golf course) include more detailed requirements for a development brief for the site** covering a range of planning issues, such as access, green infrastructure, the historic environment, landscape, flood risk and highways. Again, whilst many of the changes would contribute to the minor positive effects previously identified, the likely significance of these positive effects is not considered to change overall.

Table 3 – Detailed schedule of proposed modifications and implications for SA findings

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 1.	Contents	Woodstock Heading	Delete 'Woodstock' Heading and page number reference	It is not considered that a change to the Plan's contents page will alter the findings of the SA.
Main 2.	Executive Summary	Paragraph xiv	Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington, and along the A44 corridor to Yarnton and Begbroke. and up to Woodstock in West Oxfordshire.	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 3.	Executive Summary Table 1	Policy PR6a- Land East of Oxford Road	Replace '650' with ' 690 '	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 4.	Executive Summary Table 1	Policy PR6b- Land West of Oxford Road	Replace '530' with ' 670 '	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 5.	Executive Summary Table 1	Policy PR7a- Land South East of Kidlington	Replace '230' with ' 430 '	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 6.	Executive Summary Table 1	Policy PR7b- Land at Stratfield Farm	Replace '100' with ' 120 '	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 7.	Executive Summary, Table 1	Policy PR9 – Land West of Yarnton	Replace '530' with ' <u>540</u> '	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 8.	Executive Summary, Table 1	-	Delete Woodstock row from Table 1.	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 9.	Paragraph 1.7	-	Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. from Oxford to Woodstock in West Oxfordshire.	This minor change to the introductory text to the Local Plan is not considered to alter the findings of the SA.
Main 10.	How has this Plan been prepared?	Paragraph 2.2 – point 4.	Amend point 4 to read: 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for development within the Oxford Green Belt removing land from the Oxford Green Belt for development. '	It is not considered that this change will alter the overall findings of the SA because it is a minor wording change that will not affect the overall aim of the Green Belt policy (PR3).
Main 11.	Paragraph 2.10	-	Amend to read: Seven Six residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor and to Woodstock in West Oxfordshire. 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish	This minor change to the introductory text to the Local Plan is not considered alter the findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<p>3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish</p> <p>4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish</p> <p>5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish)</p> <p>6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes</p> <p>7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.</p>	
Main 12.	Paragraph 3.57	-	Amend to read 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. <u>The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides.</u> Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.	It is not considered that this change will alter the findings of the SA because it is a clarification that will not affect any policies contained within the Local Plan.
Main 13.	Paragraph 3.66	Paragraph 3.66	Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's <u>new, emerging adopted</u> Local Plan. The draft Plan includes more extensive.....'	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of West Oxfordshire District Council's Local Plan.
Main 14.	Paragraph 3.66	-	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney	It is not considered that this change will alter the findings of the SA because it is a

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. <u>Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34.</u>	clarification that will not affect any policies contained within the Local Plan.
Main 15.	Paragraph 3.73	-	Amend to read, 'A National Infrastructure Commission (NIC) report is expected by the end of <u>on the Cambridge-Milton-Keynes-Oxford Arc was published in November</u> 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	It is not considered that this change will alter the findings of the SA because it is a wording update that will not affect any policies contained within the Local Plan.
Main 16.	Paragraph 3.76		Amend to read, ' <u>Approximately 30,000 homes are being planned in the emerging Vale of Aylesbury</u> Vale Local Plan (Draft Plan, 2016) <u>proposes 33,300 new homes to be built in the district in for</u> the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	It is not considered that this update on the contents of a neighbouring Local Plan will alter the findings of the SA because it is a minor variant on the existing wording with regard to housing delivery.
Main 17.	Table 4	Policy PR6a- Land East of Oxford Road	Replace 650 with ' <u>690</u> '	It is not considered that updated references to the distribution of development amongst

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 18.	Table 4	Policy PR6b- Land West of Oxford Road	Replace 530 with ' <u>670</u> '	the Plan's site allocations will alter the findings of the SA.
Main 19.	Table 4	Policy PR7a- Land South East of Kidlington	Replace 230 with ' <u>430</u> '	
Main 20.	Table 4	Policy PR7b- Land at Stratfield Farm	Replace 100 with ' <u>120</u> '	
Main 21.	Table 4	Policy PR9 – Land West of Yarnton	Replace 530 with ' <u>540</u> '	
Main 22.	Table 4	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 4.	The removal of Policy PR10 from Table 4 is not considered to alter the findings of the SA.
Main 23.	Paragraph 5.16	-	Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, and Begbroke and Woodstock along the A44 corridor.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 24.	Paragraph 5.17	-	Amend to read: All of the sites we have identified other than land to the south-east of Woodstock lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal of these sites (either in full or in part) from the Green Belt.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 25.	Paragraph 5.17		Delete as follows: 8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 26.	Paragraph 5.17		Re-number point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	
Main 27.	Paragraph 5.18		Delete as follows: Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt. Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 28.	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Policy PR1	Amend to read: Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council, and the developers of allocated sites to deliver:	It is not considered that the removal of this text will alter the findings of the SA.
Main 29.	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 <u>and necessary supporting infrastructure</u> by 2031	This change would further contribute to positive effects identified, particularly with regards to SA objectives 1 (Housing), 6 (accessibility to services and facilities), 2 (Improving Health and Well Being) and 5 (vibrant communities). However, there would

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				be no changes in the significance of these effects.
Main 30.	Policy PR2 – Housing Mix, Tenure and Size	Policy PR2 – point 2.	Change point 2 to read: ‘...Provision of 80% of the affordable housing (as defined by the NPPF) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes’	It is not considered that this change will alter the findings of the SA because it is a minor clarification that will not affect any policies contained within the Local Plan.
Main 31.	Paragraph 5.38	Paragraph 5.38	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford’s unmet housing needs. In total it comprises 253-275 hectares of land – a 3 3.3% reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13. 98 %.	It is not considered that this change will alter the findings of the SA because it is a change as result of changes to the residential areas on sites. See the effects elsewhere in this schedule.
Main 32.	Paragraph 5.39	PR3(e)	Amend penultimate sentence to read, ‘The potential extension of the Science Park, provided for by Policy Kidlington 1 of the Local Plan, will be considered further in Local Plan Part 2...’	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification that will not affect any policies contained within the Local Plan.
Main 33.	Policy PR3: The Oxford Green Belt	Policy PR7a	Amend the sentence to read: Policy PR7a – removal of 10.8 21 hectares of land as shown on inset Policies Map PR7a	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR7a below for a summary of the likely effects of more development in this location.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 34.	Policy PR3: The Oxford Green Belt	Policy PR7b	Amend sentence to read: Policy PR7b – removal of 4.3 5 hectares of land as shown on inset Policies Map PR7b	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR7b below for a summary of the likely effects of more development in this location.
Main 35.	Policy PR3: The Oxford Green Belt	Policy PR9	Amend sentence to read: Policy PR9 – removal of 17.7 27 hectares of land as shown on inset Policies Map PR9	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR9 below for a summary of the likely effects of more development in this location.
Main 36.	Para 5.65	Last sentence	Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, and PR9, and PR10.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 37.	Policy PR4a: Sustainable Transport	Policy PR4a: Sustainable Transport	Amend to read: The strategic developments provided for under Policies PR6 to PR9 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.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 38.	Para 5.67	Point 5	Amend sub-point v. to read ' creating high- quality built and natural environments <u>that can be sustained in the long term, and</u> Renumber sub-point vi. as sub-point vii. Add new sub-point vi. ' <u>the construction of sustainable urban drainage systems</u> '	It is not considered that these changes will alter the findings of the SA because they are clarifications in the supporting text to Policy PR5 (Green Infrastructure) describing the issues that the provision of Green Infrastructure covers. This clarification does not affect the overall policy aim.
Main 39.	Para 5.69	New Point	Add new point 11 to read ' <u>enhance health and well-being</u> '	It is not considered that this change will alter the findings of the SA because its addition only describes a broad benefit of Green Infrastructure already acknowledged in the SA of the original Policy PR5 under SA objective 2 (Health and Well Being).
Main 40.	Policy PR5: Green Infrastructure	First sentence	Amend to read '...Policies PR6 to <u>PR9 PR10</u> ...'	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 41.	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, as far as possible, be protected and incorporated into the layout, design and appearance of the proposed development'	This change would further contribute to positive effects identified in the SA of the original Policy PR5 by adding more certainty that existing GI and its connectivity will be protected and incorporated into new developments, particularly in relation to SA objective 7 (Biodiversity). However, there would be no change in the significance of the effects recorded.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 42.	Policy PR5: Green Infrastructure	Point (8)	Amend to read 'Demonstrate where multi-functioning GI can be achieved, <u>including helping to address climate change impacts and taking into account best practice guidance.</u> '	Explicit reference to climate change will increase the likelihood that new and improved multifunctional GI will help the District to adapt to the effects of climate change. The SA of the original Policy PR5 already acknowledges the potential for positive effects in relation to climate change adaptation through the SA of SA objectives 2 (Health and Well Being) and 12 (Flood Risk). However, there would be no changes in the significance of these effects.
Main 43.	Policy PR5: Green Infrastructure	Point (9)	Amend to read: 'Provide details of how GI will be maintained and managed <u>in the long term.</u> '	This change would further contribute to positive effects identified in the original SA of Policy PR5 by ensuring green infrastructure is maintained in the long term. However, there would be no changes in the significance of these effects.
Main 44.	Para 5.85	2 nd sentence	Amend to read' ...It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the <u>emerging</u> Cherwell Design Guide Supplementary Planning Document (SPD), and to Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, <u>and Oxfordshire County Council's Cycling and Walking Design Guides...</u>	It is not considered that this change will alter the findings of the SA because it is a clarification that will not affect any policies contained within the Local Plan.
Main 45.	Policy PR6a – Land East of Oxford Road - Policies Map	Land East of Oxford Road	Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	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

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				use of space will be different. However, this will not affect the conclusions of the SA.
Main 46.	Policy PR6a – Land East of Oxford Road	Point 1	Amend to read ‘Construction of 690 650 dwellings (net) on approximately 25 24 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare ’	<p>The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR6a (Land East of Oxford Road) against SA objective 1 (Housing).</p> <p>It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum¹ to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR6a) will have a net-positive overall effect on the previously identified transport impacts. An increase in the amount of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also</p>

¹ Addendum to Transport Assessment, ITP, 2019

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				potentially resulting in the felling of trees. Overall, there will be no change in the significance of the previously recorded effects.
Main 47.	Policy PR6a – Land East of Oxford Road	Point 3	Amend to read 'The provision of a primary school with at least three two forms of entry on 32.2 hectares of land in the location shown'	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 school will provide.
Main 48.	Policy PR6a– Land East of Oxford Road	Point 7	Amend first sentence to read, '...pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary <u>within the area of green space as shown on the policies map.</u> '	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the location of the cycle route. It will not affect the overall aim of Policy PR6a.
Main 49.	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 10 (a)	Add a second sentence to point 10 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 50.	Policy PR6a – Land East of Oxford Road	Point 10 (b)	Amend to read ' <u>Two p</u> Points of vehicular access and egress from and to existing highways, primarily from Oxford Road'	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points. It will not affect the overall aim of Policy PR6a.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 51.	Policy PR6a – Land East of Oxford Road	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. <u>Required access to existing property via the site should be maintained.</u> '	It is not considered that this change will alter the findings of the SA because it provides clarification on maintaining access to the existing property via the site. It will not affect the overall aim of Policy PR6a.
Main 52.	Policy PR6a– Land East of Oxford Road	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, <u>and protected and notable species surveys as appropriate, including for</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 and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"	This change would further contribute to positive effects identified 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 these effects.
Main 53.	Policy PR6a– Land East of Oxford Road	Point 15	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will include <u>identify</u> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	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.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 54.	Policy PR6a– Land East of Oxford Road	Point 17	Amend to read 'The application should demonstrate that Thames Water <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> has agreed in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR6a.
Main 55.	Policy PR6a– Land East of Oxford Road	Point 18	Amend to read'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	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.
Main 56.	Policy PR6a– Land East of Oxford Road	New Point	Add new point 20 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	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).
Main 57.	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 21.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR6a (Land East of Oxford Road).

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 58.	Policy PR6a– Land East of Oxford Road	Point 28	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be incorporated and made evident in the landscape design of the site.'	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.
Main 59.	Policy PR6b - Land West of Oxford Road	Point 1	Amend to read: 'Construction of 670 530 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.	The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR6b (Land West of Oxford Road) against SA objective 1 (Housing). It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings and density will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum ² to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR6b) will

² Addendum to Transport Assessment, ITP, 2019

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 60.	Policy PR6b – Land West of Oxford Road	Policy PR6b – point 8 (a)	Add a second sentence to point 8 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 61.	Policy PR6b - Land West of Oxford Road	Point 8(b)	Amend to read ' <u>Two p</u> Points of vehicular access and egress from and to existing highways, <u>primarily from Oxford Road, and connecting within the site.</u>	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points, as well as clarification on which highways the policy is referring to. It will not affect the overall aim of Policy PR6b.
Main 62.	Policy PR6b - Land West of Oxford Road	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, <u>and protected and notable species surveys as appropriate, including</u> great crested newt	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

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			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	species surveys may be appropriate. However, there would be no changes in the significance of this effect.
Main 63.	PR6b - Land West of Oxford Road	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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>	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.
Main 64.	Policy PR6b - Land West of Oxford Road	Point 15	Amend to read 'The application should demonstrate that Thames Water <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> has agreed in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR6b.
Main 65.	Policy PR6b - Land West of Oxford Road	New Point	Add new point 16 to read <u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	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).
Main 66.	Policy PR6b – Land West of Oxford	Point 17	Delete point 17 and renumber subsequent points accordingly	The deletion of point 17 will not alter the findings of the SA due to the fact that it references National Planning Policy. The Inspector has concluded that the proposal

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				meets the tests set out in Paragraph 74 of the 2012 NPPF.
Main 67.	Policy PR6b - Land West of the Oxford Road	Policy PR6b – point 19	Amend the final sentence to read: '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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR6b (Land West of the Oxford Road).
Main 68.	Policy PR6c – Land at Frieze Farm	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. <u>Planning Application Requirements</u> 1. 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. The Development Brief shall include:	This change is expected to lead to minor positive 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 contribute to the positive effects recorded against SA objective 7 (Conserving and Enhancing Biodiversity) and would remove the uncertainty associated with this, as points 1(f), 2 and 3 outlines how development of a golf course would be required to maintain and enhance biodiversity. The negative effect relating to SA objective 9 would be removed, 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

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<p><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></p> <p><u>(b) Points of vehicular access and egress from and to existing highways</u></p> <p><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></p> <p><u>(d) Protection and connection of existing public rights of way</u></p> <p><u>(e) incorporate design principles that respond to the landscape, canal-side and Green Belt setting and the historic context of Oxford</u></p> <p><u>(f) Outline measures for 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</u></p>	<p>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 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 effect recorded.</p> <p>The other additional text in this policy would have no effect in terms of SA.</p>

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<p><u>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, 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>	

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<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 II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p> <p><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></p> <p><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></p> <p><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</u></p>	

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<p><u>Assessment should include 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 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></p>	

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 69.	Paragraph 5.90	Last sentence	Amend last sentence to read: A clearly defined field boundary <u>partially</u> marks the extent of the area that is identified for development <u>and the remainder of the southern boundary follows a former historic field boundary</u>	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification in the supporting text to Policy PR7a (Land South East of Kidlington) that will not affect the overall policy aim.
Main 70.	Paragraph 5.95	First and second sentence	Delete first two sentences and replace with the following: <u>The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.</u>	It is not considered that this change will alter the findings of the SA because it is the deletion of two descriptive sentences in the supporting text to Policy PR7a (Land South East of Kidlington) that will not affect the overall policy aim.
Main 71.	Paragraph 5.96	New Point & Points 5 to 8	Renumber points 5 to 8 as 6 to 9 Insert new point 5. To read: ' <u>Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.</u>	The reference to the need to retain and renovate the Grade II Listed Stratfield Farmhouse and protect its setting is likely to 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.
Main 72.	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary (see attached)	The effect of increasing the extent of residential development is addressed under the proposed modification to point 1 and 4 of Policy PR7a below.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 73.	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Amend the policies map to include ‘new green space/parks’ notation over (in addition to) ‘Outdoor Sports provision’ on the policies map (see attached).	This amendment to the policies map will not affect the overall findings of the SA.
Main 74.	Policy PR7a – Land South East of Kidlington	Point 1	Amend to read: ‘Construction of 430 230 dwellings (net) on 21 44 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare. ’	<p>The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR7a (Land South East of Kidlington) against SA objective 1 (Housing).</p> <p>It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum³ to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR7a) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in</p>

³ Addendum to Transport Assessment, ITP, 2019

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 75.	Policy PR7a – Land South East of Kidlington	Point 4	Amend to read: The provision of 21.5 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	In order to accommodate an additional 200 dwellings within the allocation, the area of land identified for outdoor sports provision has been almost halved. With an increased need for open space within the site as a result of the site's increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, a minor positive effect is still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 76.	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 9 (a)	Add a second sentence to point 9 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 77.	Policy PR7a – Land South East of Kidlington	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 and an assessment of water bodies.'	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.
Main 78.	Policy PR7a – Land South East of Kidlington	Point 14	Amend to read 'The application should demonstrate that Thames Water, <u>Natural England has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR7a.
Main 79.	Policy PR7a – Land South East of Kidlington	Point 16	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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u>	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.
Main 80.	Policy PR7a – Land South East of Kidlington	New Point	Add new point 17 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils'</u>	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			Re-number subsequent points.	to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 81.	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 19.	Amend the final sentence to read: ‘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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR7a (Land South East of Kidlington).
Main 82.	Policy PR7b – Land at Stratfield Farm	Policies Map- Land at Stratfield Farm	<p>Increase Residential area</p> <p>Reduce Nature Conservation Area</p> <p>Amend Revised Green Belt boundary</p> <p>Amend Green Space boundary</p> <p>(see attached)</p>	<p>The effect of increasing the extent of residential development is addressed under the proposed modification to point 1 of Policy PR7b below.</p> <p>The effect of reducing the size of the Nature Conservation Area is addressed under the proposed modification to point 7 of Policy PR7b below.</p> <p>With regard to the Green Space boundary, this has been amended to help accommodate an additional 20 dwellings within the allocation. With an increased need for open space within the site as a result of the sites increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity)</p>

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 83.	Policy PR7b – Land at Stratfield Farm	Point 1	Amend to read: ‘Construction of 120 400 homes (net) on 5.4 hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.	<p>The increase in the residential area would further contribute to the significant positive effects identified for Policy PR7b (Land at Stratfield Farm) against SA objective 1 (Housing).</p> <p>It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the residential area and density will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum⁴ to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR7b) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local</p>

⁴ Addendum to Transport Assessment, ITP, 2019

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 84.	Policy PR7b – Land at Stratfield Farm	Point 7	Amend to read: ‘Creation of a nature conservation area on 6.3 5.3 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.’	In order to accommodate an additional 20 dwellings within the allocation, the area of land identified for a Community Orchard and associated Nature Conservation Area has been reduced by roughly a sixth. With an increased need for open space within the site as a result of the sites increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure. Furthermore, the policy still requires planning application(s) for the site to be supported by a proposed Biodiversity Improvement and Management Plan, as well as a Phase 1 habitat survey.
Main 85.	Policy PR7b - Land at Stratfield Farm	Point 9	Amend last sentence to read ‘The Development Brief shall be prepared in consultation with Oxfordshire	It is not considered that this change will alter the findings of the SA because it relates the

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			County Council, and Oxford City Council <u>and the Canal and River Trust</u>	scope of the consultation on the development brief and does not affect the overall aim of Policy PR7b.
Main 86.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 10 (a)	Add a second sentence to point 10 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 87.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (b)	Points of vehicular access and egress from and to existing highways with, <u>unless otherwise approved,</u> at least two separate points:	It is not considered that this change will alter the findings of the SA because it is a minor addition to the wording that will not affect the overall aim of Policy PR7b (Land at Stratfield Farm).
Main 88.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (c)	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.	It is not considered that this change will alter the findings of the SA because it is the deletion of a reference to an inset Policies Map.
Main 89.	Policy PR7b - Land at Stratfield Farm	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, <u>and protected and notable species surveys as appropriate, including</u> 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	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.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies'	However, there would be no changes in the significance of this effect.
Main 90.	Policy PR7b - Land at Stratfield Farm	Point 16	Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage its network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR7b.
Main 91.	Policy PR7b - Land at Stratfield Farm	Point 17	Amend to read '...a Heritage Impact Assessment which will identify include measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly Stratfield Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'	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.
Main 92.	Policy PR7b - Land at Stratfield Farm	Point 18	Amend to read '...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'	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.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 93.	Policy PR7b - Land at Stratfield Farm	New Point	Add new point 19 to read <u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	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).
Main 94.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 21	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR7b (Land at Stratfield Farm).
Main 95.	Policy PR8 – Land East of the A44	Point 1	Amend to read: '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'	It is not considered that this change will alter the findings of the SA because the removal of this text will not affect the overall aim of Policy PR8 (Land East of the A44), i.e. development will still occur in the location and at the scale planned.
Main 96.	Policy PR8 - Land East of the A44	Point 4	Amend to read 'The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land East of the A44).
Main 97.	Policy PR8 - Land East of the A44	Point 5	Amend to read '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.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land East of the A44).

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 98.	Policy PR8 - Land East of the A44	Point 17	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, and Oxford City Council, <u>Network Rail and the Canal and River Trust</u> '	It is not considered that this change will alter the findings of the SA because it is a reference to the scope of consultation on the Development Brief, which does not affect the overall aim of Policy PR8.
Main 99.	Policy PR8 – Land east of the A44	Policy PR8 – 18 (a)	Add a second sentence to point 18 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 100.	Policy PR8 - Land East of the A44	Point 18 b	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate, <u>connecting</u> points from and to the A44 <u>and</u> including the use of the existing Science Park access road.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8.
Main 101.	Policy PR8 - Land East of the A44	Point 18 (f)	Amend to read: 'In consultation with Oxfordshire County Council <u>and Network Rail</u> , proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles...'	It is not considered that this change will alter the findings of the SA because it relates only to the scope of consultation and does not affect the overall aim of Policy PR8.
Main 102.	Policy PR8 -Land East of the A44	Point 19	Amend to read, '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 <u>include be informed by a</u>	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 7 (Conserving and Enhancing Biodiversity). However,

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<u>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 investigation of any above-or below ground hydrological connectivity <u>with the SSSI and between Rowel Brook and Rushy Meadows SSSI</u></u>	neither the significance of this effect nor the overall effect of the policy would change.
Main 103.	Policy PR8 - Land East of the A44	Point 21	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey <u>and protected and notable species surveys as appropriate, including</u> and surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	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.
Main 104.	Policy PR8 - Land East of the A44	Point 22	Amend to read: '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. <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>	It is not considered that this change will alter the findings of the SA because it provides further information on what the Transport Assessment will give consideration to, which will not affect the overall aim of Policy PR8.
Main 105.	Policy PR8 - Land East of the A44	Point 23	Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable	The SA acknowledges that the land within Flood Zones 2 and 3 has been set aside for a

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			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. <u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u>	local nature reserve, informal publicly 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. Consequently, this additional clarification is not considered to change the effects identified in the SA.
Main 106.	Policy PR8 - Land East of the A44	Point 24	Amend to read 'The application should demonstrate that Thames Water, Natural England has agreed in principle <u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR8.
Main 107.	Policy PR8 - Land East of the A44	Point 25	25. The application shall be supported by a Heritage Impact Assessment which will include <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>	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 effect identified or the significance of this effect.
Main 108.	Policy PR8 - Land East of the A44	Point 26	'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be</u>	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			<u>incorporated or reflected, as appropriate, in any proposed development scheme.'</u>	minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA effect identified or the significance of this effect.
Main 109.	Policy PR8 - Land East of the A44	New Point	Add new point 28 to read <u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	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).
Main 110.	Policy PR8 – Land east of the A44	Policy PR8 – 30.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land east of the A44).
Main 111.	Paragraph 5.121	Paragraph 5.121	Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved informal access to the countryside and significant ecological and biodiversity gains primarily <u>through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains.</u> The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with	This change would further contribute to the positive effect identified for SA objectives 2 (Health and Wellbeing) and 7 (Conserving and Enhancing Biodiversity) (as part of a mixed effect) by adding more clarity as to how access to the countryside will be improved, whilst also stating that there will be opportunities for significant ecological and biodiversity gains. However, there would be no changes in the significance of this effect.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			good access to the primary school and the existing public rights of way.	
Main 112.	Policy PR9 – Land West of Yarnton	Policies Map – Land West of Yarnton	Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land	The effects of increasing the extent of the residential area is given under the proposed modification to point 1 of Policy PR9 below. The Public Access Land has been renamed 'green space/parks' and 'retained agricultural land'. The effects of this change are given under the proposed modification to point 5 of Policy PR9 below. The benefits are expected to remain the same.
Main 113.	Policy PR9 – Land West of Yarnton	Point 1	Amend to read, 'Construction of 540 dwellings (net) on approximately 25.16 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'	The increase in the extent of the residential area would further contribute to the significant positive effects identified for Policy PR9 (Land West of Yarnton) against SA objective 1 (Housing). It would also further contribute to the significant negative effects identified against SA objective 13 (Efficiency in Land Use) and the minor negative effects identified against SA objectives 10 (Reducing Road Pollution and Congestion), 7 (Conserving and Enhancing Biodiversity), 8 (Landscape) and 9 (Historic Environment). This is due to the fact that an increase in the extent of the residential area would result in further loss of Grade 3 agricultural land. The increase in the number of dwellings would also result in an increase in population and car users, which may increase pollution and traffic congestion.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				<p>However, the Landscape Assessment⁵ prepared to establish where additional residential development could be accommodated on the lower slopes to the east concludes that the extent of development could be extended up to between the 75m and 78m AOD contour with substantial green infrastructure within and at the outer buffer of the development.</p> <p>Furthermore, the addendum⁶ to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR9) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.</p>
Main 114.	Policy PR9 – Land West of Yarnton	Point 3	<p>Amend to read:</p> <p>'The provision of 4.6 1.8 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school</p>	<p>It is not considered that this change will alter the findings of the SA because it is a minor increase in the size of land for use by the William Fletcher Primary School, which will not affect the overall findings of the SA.</p>

⁵ Landscape Assessment for Site PR9, WYG, 2019

⁶ Addendum to Transport Assessment, ITP, 2019

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			site and the replacement of playing pitches and amenity space'	
Main 115.	Policy PR9 – Land West of Yarnton	Point 5	Amend to read: 'Public access within the 74 hectares of land <u>The provision of public open green space as informal parkland on 24.8 hectares of land</u> to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	In order to accommodate an additional 10 dwellings within the allocation, the area of land identified for public access land has been reduced and renamed 'green space/parks' and 'retained agricultural land. With an increased need for open space within the site as a result of the sites increased population, a reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 116.	Policy PR9 – Land West of Yarnton	Point 7	Insert <u>'The retention of 39.2 hectares of land in agricultural use in the location shown'</u>	The Public Access Land has been renamed 'retained agricultural land' 'green space/parks', as well as being reduced in size. The effects of this change are given above, under the proposed modification to point 5 of Policy PR9. The benefits are expected to remain the same.
Main 117.	Policy PR 9 - Land east of the A44	Policy PR 9 – point 8 (a)	Add a second sentence to point 8 (a) to read: <u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u>	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 118.	Policy PR9 – Land West of Yarnton	Point 8 (b)	Amend to read: <u>'At least two separate p</u> Points of vehicular access and egress to and from the A44 <u>with a connecting road between.</u>	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points with reference to a connecting road that will not affect the overall aim of Policy PR9.
Main 119.	Policy PR9 – Land West of Yarnton	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, <u>and protected and notable species surveys as appropriate, including</u> 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"	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.
Main 120.	Policy PR9 – Land West of Yarnton	Point 14	Amend to read 'The application should demonstrate that Thames Water <u>has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR9.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 121.	Policy PR9 – Land West of Yarnton	Point 16	Amend to read '...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	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 effect identified or significance of this effect.
Main 122.	Policy PR9 – Land West of Yarnton	New Point	Add new point 17 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	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).
Main 123.	Policy PR9 – Land west of Yarnton	Policy PR9 – point 18.	Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR9 (Land West of Yarnton).
Main 124.	Woodstock – Paragraphs 5.124 to 5.139	-	Delete paragraphs 5.124 to 5.139.	This text has been deleted because Policy PR10 (Land South East of Woodstock) has been taken out of the Plan. The removal of this text will not affect the overall findings of the SA.
Main 125.	PR10 – Policies Map – Land	Proposals Map	Delete Proposals Map and Key	The map and key have been deleted because Policy PR10 (Land South East of Woodstock)

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
	south East of Woodstock			has been taken out of the Plan. The removal of the map and key will not affect the overall findings of the SA.
Main 126.	PR10 – Land South East of Woodstock	Policy PR10	Delete Policy PR10	<p>The removal of Policy PR10 from the Plan will result in the area-based effects identified in the original SA of Policy PR10 (positive and negative effects) not being realised. However, the redistribution of all 410 dwellings and associated supporting infrastructure previously allocated within Policy PR10 amongst the remaining site allocations means that the significant positive effects recorded against SA objective 1 (Housing) will not be lost. These positive effects, and the other effects associated with the preferred redistribution of the 410 dwellings are acknowledged in the SA findings above for the Main Modifications to Policies:</p> <ul style="list-style-type: none"> • PR6a – Land East of Oxford Road (650 to 690 dwellings). • PR6b – Land West of Oxford Road (530 to 670 dwellings). • PR7a – Land South East of Kidlington (230 to 430 dwellings). • PR7b – Land at Stratfield Farm (100 to 120 dwellings). • PR9 – Land West of Yarnton (530 to 540).

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 127.	Paragraph 5.143	-	Amend to read: 'The Council's emerging Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform. An announcement is expected by the Government at the Autumn Budget 2017. '	It is not considered that these changes will alter the findings of the SA because they are minor wording changes in the supporting text to Policy PR11 (Infrastructure Delivery) that will not affect the overall policy aim.
Main 128.	Paragraph 5.148		Amend to read: '...liaison on infrastructure issues will be required with partner authorities including the County Council, and Oxford City Council and West Oxfordshire District Council ...'	It is not considered that the removal of this text will alter the findings of the SA.
Main 129.	Paragraph 5.148	-	In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council and Oxford City Council and West Oxfordshire District Council for example to ensure a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	It is not considered that the removal of this text will alter the findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 130.	Policy PR11 – Infrastructure Delivery	Point 1.	The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council and other service providers to:...	It is not considered that the removal of this text will alter the findings of the SA.
Main 131.	Policy PR11 - Infrastructure Delivery	Point 1(a)	Amend to read 'provide and maintain physical, community and green infrastructure'	The addition of emphasis on the need to maintain physical, community and green infrastructure in addition to the provision of new infrastructure is likely to result in positive effects against all SA objectives, with the exception of SA objectives 4 (Crime), 13 (efficient Use of Land), 14 (efficient Use of Resources) and 15 (Waste) for which negligible effects are recorded. However, these effects are considered to be no more significant than the effects already identified in in the original SA of Policy PR11.
Main 132.	Policy PR11 – Infrastructure Delivery	Policy PR11 – point 2	Amend point 2 of the Policy to read: Completing and keeping up-to-date a Developer Contributions	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of Cherwell District Council's Development Contributions Supplementary Planning Documents.
Main 133.	Policy PR11 – Infrastructure Delivery	Point 3	Amend to read ' Ensure that Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, sport , leisure and	This change will further contribute to the positive effects identified in relation to SA objective 2 (Improving Health and Well

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements <u>including those of the Council's Developer Contributions SPD.</u>	Being). However, there would be no changes in the significance of this effect.
Main 134.	Policy PR11 - Infrastructure Delivery	Policy PR11	Add new point 4: <u>'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'</u>	This change will further contribute to the positive effects identified for Policy PR11 (Infrastructure Delivery) in relation to SA objectives 1 (Housing), 16 (Employment), 17 (Creating Economic Growth), 3 (Poverty and Social Exclusion), 6 (Accessibility), 10 (Reducing Road Pollution and Congestion), 2 (Improving Health and Well Being), 5 (Vibrant Communities), 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment), 11 (Water Quality) and 12 (Flood Risk) by virtue of the fact that the addition of the text is likely to increase the likelihood that sites will secure the necessary funding for such Local Plan infrastructure. However, there would be no changes in the significance of this effect.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 135.	Paragraph 5.165	Point 2	Delete point 2	The removal of the possibility for the delivery of two sites earlier in the plan period reduces the flexibility within the Plan to deliver the five year land supply over the period 2021 to 2026. Therefore, uncertainty is attached to the positive effects recorded against SA objectives 1 (Housing), 16 (Employment), 17 (Economic Growth), 3 (Social Inclusion) and 5 (Vibrant Communities). However, given that the Plan still allocates the required number of homes within the Plan period and will still manage their supply, there is considered to be no change to the range and significance of the effects identified.
Main 136.	Policy PR12a – Delivering Sites and Maintaining Housing Supply	Paragraph 5.165 – point 3	Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can maintain contribute towards maintaining a five year supply. for their own sites.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change in the supporting text to Policy PR12a (Delivering Sites and Maintaining Housing Supply) that will not alter the overall policy aim.
Main 137.	Policy PR12a	3 rd paragraph	Delete the paragraph: 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.	See above response to Main 135.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 138.	Policy PR12a - Delivering Sites and Maintaining Housing Supply	5 th 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 contribute in delivering a continuous five year housing land supply on a site specific basis (i.e. measured against the local plan housing trajectory allocation for the site). This will be achieved via the Delivery Plans required for each strategic development site.	It is not considered that these changes will alter the findings of the SA because the proposed modifications will not affect the overall aim of Policy PR12a.
Main 139.	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 potentially D developable site'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR12b.
Main 140.	Policy PR12b - Sites Not Allocated in the Partial Review	Point (5) (a)	Amend to read 'A comprehensive Development Brief and place shaping principles for the entire site to be agreed in advance by the Council in consultation with Oxfordshire County Council and Oxford City Council	Reference to the need to establish the place shaping principles behind each application with the relevant local planning authorities is likely to increase the likelihood of the positive effects recorded against the SA objectives, particularly in relation to SA objective 5 (Vibrant Communities). Uncertainty is still attached to the minor positive effects in acknowledgement of the fact that need for additional allocations has yet to be established.
Main 141.	Policy PR12b – Sites not allocated in the Partial Review	Policy PR12b – Point 5 (b)	Amend the second sentence of the paragraph to read: '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 the site will contribute towards	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR12b (Sites Not Allocated in the Partial Review).

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			maintaining a five year supply of housing. (for the site) will be maintained year on year.'	
Main 142.	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	Amend to read 'a Heritage Impact Assessment which will identify include 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>	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, and potential enhancement measures, would be implemented. However, there would be no changes in the significance of the minor positive effect recorded. Some uncertainty is still attached to the effect recorded in acknowledgement of the fact that the need for additional allocations has yet to be established.
Main 143.	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(i)	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u>	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 significance of the minor positive effect recorded. Some uncertainty is still attached to the effect recorded in acknowledgement of the fact that the need for additional allocations has yet to be established.
Main 144.	Policy PR12b – Sites Not Allocated	New point	Add as new point (3) <u>'50% of the homes are provided as affordable housing as defined by the</u>	The reiteration of the national planning policy requirement for 50% of delivered homes to be affordable provides helpful clarity and

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
	in the Partial Review		<u>National Planning Policy Framework</u> .’ Renumber Existing points 3 to 5 as 4 to 6.	consistency; however, as a national requirement it is not going to change the significance of the effects already identified.
Main 145.	Policy PR13 – Monitoring and Securing Delivery	3 rd 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 <u>and associated monitoring</u> .’	It is not considered that this change will alter the findings of the SA because the addition of this text will not affect the overall aim of Policy PR13.
Main 146.	Appendix 3 – Housing Trajectory	Allocation Column	Update housing trajectory as indicated on revised trajectory attached.	The effect of removing allocation Policy PR10 and the redistribution of 410 dwellings within remaining site allocations is considered under the proposed modifications to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9 above.
Main 147.	Appendix 4 – Infrastructure Schedule	-	Update infrastructure schedule (see attached updated schedule)	The updates to the Infrastructure Schedule will not affect the overall findings of the Local Plan SA.
Main 148.	Whole Plan	Policies Maps	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (<i>note: retain shading for safeguarded land – PR3a</i>) (see attached Proposed Map Changes)	Removing this policy shading will not affect the overall findings of the SA.
Minor Modifications				
Min 1.	Whole Plan	All Relevant Maps	Update the copyright on all maps (see attached Proposed Map Changes)	Updating the copyright on all maps will not affect the overall findings of the SA.
Min 2.	Whole Plan	All Relevant Maps	Improve the scale bars on all maps (see attached Proposed Map Changes)	Improving the scale bars on all maps will not affect the overall findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 3.	Whole Plan	All Relevant Maps	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible and ensure consistency with adopted Local Plan(see attached Proposed Map Changes)	Improving these mapping features so as to ensure consistency throughout the Local Plan will not affect the overall findings of the SA.
Min 4.	Whole Plan	All Relevant Maps	Ensure all proposed land allocations appear on other policy maps (e.g. Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated (see attached Proposed Map Changes)	Ensuring all proposed land allocations and policy labels appear on the maps will not affect the overall findings of the SA.
Min 5.	Whole Plan	All Relevant Maps	Update layer including to show correct symbology/labelling for Ancient Woodland	Updating the layer to display the correct symbology/labelling for Ancient Woodland will not affect the overall findings of the SA.
Min 6.	Whole Plan	All Relevant Maps	Replace BAP habitat layer with S.41 NERC Act layer	The replacement of the BAP habitat layer will not affect the overall findings of the SA.
Min 7.	Whole Plan	All Relevant Maps	Show Local Wildlife Sites	Displaying the Local Wildlife Sites will not affect the overall findings of the SA.
Min 8.	Whole Plan	All Relevant maps	Ensure Conservation Target Area layer is clearly visible on all maps (see attached Proposed Map Changes)	Ensuring this layer is visible will not affect the overall findings of the SA.
Min 9.	Whole Plan	Plan Text and Footnotes	Update hyperlink to Evidence List on the Council's new website and document reference.	The updated hyperlink and document references will not affect the overall findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 10.	All policies Maps - key	All policies Maps - key	Replace site reference number <u>on the key</u> with red site boundary notation and label it 'site boundary'.	This change to the maps will not affect the overall findings of the SA.
Min 11.	Executive Summary, Paragraph xxii.	2nd sentence	Amend to read as 'The policy makes it clear that 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 Housing , Communities and Local Government to...'	This additional word in the Executive Summary will not affect the overall findings of the SA, which focuses on the areas of search, site allocations and policies, as well as the vision and strategic objectives.
Min 12.	Table 3	Vale of White Horse	Replace '220' with ' 2200 '	The correction of this typo will not affect the overall findings of the SA.
Min 13.	Text Box (Memorandum of Cooperation, November 2016)	2 nd para.	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	This change to the wording will not affect the overall findings of the SA, which focuses on the areas of search, site allocations and policies, as well as the vision and strategic objectives.
Min 14.	Paragraph 3.17	-	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), the first stage of which was completed in April 2017.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording change.
Min 15.	Figure 10: Spatial Strategy – Key Diagram	Site PR7a	Extend proposed growth area	The effects of removing allocation Policy PR10 and the redistribution of 410 dwellings within remaining site allocations are considered

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 16.	Figure 10: Spatial Strategy – Key Diagram	Site PR7b	Extend proposed growth area	under the proposed modifications to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9 above.
Min 17.	Figure 10: Spatial Strategy – Key Diagram	Site PR9	Extend proposed growth area	
Min 18.	Figure 10: Spatial Strategy – Key Diagram	Site PR10	Remove whole site from diagram	
Min 19.	Para 5.17	Point 2	Amend to read 'the clear inability for Oxford City to fully meet its own housing needs'	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 20.	Para 5.39	PR3(c)	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary in is this location.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 21.	Policy PR3 - The Oxford Green Belt	Paragraph 5.39 PR3(e)	Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in the next Local Plan Local Plan Part 2. '	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 22.	Policy PR3	(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 inset Policies Map PR8 the map at Appendix 2)	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 23.	Policy PR3	(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 inset Policies Map PR6b <u>the map at Appendix 2</u>)'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 24.	Policy PR3	(d)	Amend to read: '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 <u>the map at Appendix 2</u>)'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 25.	Policy PR3	(e)	Amend to read: '14.7 hectares of land to <u>the</u> north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8 <u>the map at Appendix 2</u>)'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 26.	Paragraph 5.57	2 nd sentence	Amend to read 'In particular cycle improvements between Oxford Parkway <u>and</u> Cutteslowe Roundabout could help to complete an improved route between Kidlington and Oxford'.	This grammatical correction will not affect the overall findings of the SA.
Min 27.	Paragraph 5.78	Line 3	Amend to read '...far outweigh the those adverse effects...'	This grammatical correction will not affect the overall findings of the SA.
Min 28.	Policies Map	Policy PR6a	Remove 'existing green space' falling within Oxford City Council's administrative boundary	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6b.
Min 29.	Policies Map	Policy PR6b	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	It is not considered that this change will alter the findings of the SA because the removal of

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				this constraint will not affect the overall aim of Policy PR6b.
Min 30.	Policies Map	Policy PR6c	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6c.
Min 31.	Policy PR6c	1 st paragraph	Amend to read 'Land at Frieze Farm (30 hectares) will be reserved ..'	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6c.
Min 32.	Paragraph 5.697	Paragraph number	Renumber paragraph no. 5.697 as ' 5.97 '	It is no considered that the renumbering of this paragraph will alter the overall findings of the SA.
Min 33.	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6 (See attached Proposed Map Changes)	It is not considered that this change will alter the findings of the SA because it is a presentational correction.
Min 34.	Policy PR7b	Point 8	Amend to read '...Land East of the A44 (PR9) (PR8) across the Oxford Canal,....'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 35.	Policy PR7b – Land at Stratfield Farm	PR7b – 10 (g)	Amend to read: The maintenance and enhancement of significant the protected trees, existing tree lines and hedgerows	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification.
Min 36.	Policy PR7b	Point 13	Amend to read '...phase 1 habitat survey including A An habitat suitability index...'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 37.	Policy PR8	Point 18m	A An outline scheme for vehicular access by the emergency services.	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 38.	Policy PR9 - Land West of Yarnton	Policy PR 9 - point 15	Amend to read: The application shall be supported by a Heritage Impact Assessment which will include identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site' (point 15 ends)	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification.
Min 39.	Paragraph 5.139	-	Amend to read: '...and the emerging Cherwell Design Guide'	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of Cherwell District Council's Design Guide.
Min 40.	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: 'Completing and keeping up-to-date a Development perment Contributions Supplementary Planning Document...'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 41.	Paragraph 5.157	1 st sentence	Amend to read 'We need to ensure...'	This grammatical correction will not affect the overall findings of the SA.
Min 42.	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 Housing , Communities and Local Government to....'	It is not considered that this change will alter the findings of the SA because it is a minor update to the Secretary of State's title.
Min 43.	Appendix 1 - Policies Map	Policies Map	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 44.	Appendix 1	Policies Map	Update reflecting changes to other Policies Maps (see attached)	These changes to Appendix 1 to reflect the updated policy maps will not alter the overall findings of the SA.
Min 45.	Appendix 2	Proposed Modifications to the Green Belt within Cherwell District	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	The addition of these labels will not alter the overall findings of the SA.
Min 46.	Appendix 2	Proposed Modifications to the Green Belt in Cherwell District	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	The release of more land from the Green Belt in these locations reflects the increase in the extent of residential development within each site. See the SA effects recorded against the rows summarising the Main Modifications to allocation Policies PR7a, PR7b and PR9 above for a summary of the likely effects of more development in these locations.
Min 47.	Appendix 3 – Housing Trajectory	Allocation Column	Insert lines to identify 5 year period	This presentational correction will not affect the overall findings of the SA.
Min 48.	Appendix 5 – Monitoring Framework	Policy PR3 Local Plan Indicators	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	See the SA effects recorded against the rows summarising the Main Modifications to allocation Policies PR7a, PR7b and PR9 above for a summary of the likely effects of more development in these locations.
Min 49.	Appendix 5 – Monitoring Framework	Policy PR6a Local Plan Indicators	Delete Local Plan Indicators and replace with <u>‘Residential completions’</u>	This minor change of the wording in the table in Appendix 5 will not affect the overall findings of the SA.

Ref No.	Section/ Policy/ Paragraph/ Table/ Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 50.	Appendix 5	Policy PR10	Delete row associated with PR10	Removing the row will not affect the overall findings of the SA.
Min 51.	Appendix 6 - Thematic Maps	-	Make the following changes to the theme maps - Remove Woodstock housing allocation and the associated green infrastructure at site PR10	Removing the Woodstock housing allocation from the theme map will not affect the overall findings of the SA.
Min 52.	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	The provision of this evidence link will not affect the overall findings of the SA.

Cumulative and in-combination effects of the proposed modifications to the Plan

- 1.150 In response to the need to reallocate 410 homes from Woodstock (PR10) to elsewhere in the District, Cherwell District Council commissioned a range of evidence updates, covering ecology, transport, water, landscape and the historic environment, to establish whether the redistribution of the homes to PR6a, PR6b, PR7a, PR7b and PR9 would result in additional cumulative and in-combination effects. The additional evidence consistently concludes that there would be no significant change to the effects identified for the original distribution of growth including PR10, and for some issues the redistribution would in fact result in more positive (or less negative) effects.
- 1.151 In conclusion, although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. More generally, the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the June 2017 SA Report. Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report.

Habitats Regulations Assessment (HRA)

- 1.152 The June 2017 HRA of the Cherwell Local Plan 2011-2031: 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.
- 1.153 An HRA Addendum (February 2018) considered the focused changes and minor modifications proposed to the Partial Review following consultation on the proposed submission Local Plan Review and concluded that the findings of the 2017 HRA and its conclusions still apply. Following the Court of Justice of the European Union ("CJEU") judgment in April 2018 *People Over Wind and Sweetman v Coillte Teoranta (C-323/17)*, the HRA was updated again to reflect the implications of the judgement and incorporate the Stage 2 Appropriate Assessment.
- 1.154 The latest HRA (September 2019) has assessed whether the Main Modifications and Minor Modifications involving the re-allocation of 410 houses from site PR10 to determine whether the findings of the HRA August 2018 are still valid. It has concluded that the main modifications and minor modifications do not change the findings and conclusions of the HRA Stage 1 and Stage 2 Appropriate Assessment of the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need proposed submission Plan.

Monitoring indicators

- 1.155 In light of the above, the proposed monitoring indicators for monitoring the effects of the Plan in the SA Report which accompanied proposed submission Plan in June 2017 remain unchanged.

Appendix 1

Baseline and evidence updates

Baseline and evidence base updates

- 1.1 Since the publication of the first SA Addendum in February 2018, the following additional key evidence documents of relevance to the SA have been produced by the Council and described below. All evidence relating to the Partial Review is available on the Council's website.
- Land North of Shipton Road, Woodstock Heritage Assessment (June 2018).⁷
 - Open Space, Sport and Recreation Assessment and Strategies (October 2018).⁸
 - Cherwell Water Cycle Study Addendum (September 2019).⁹
 - Landscape Assessment for site PR9 (September 2019).¹⁰
 - Transport Assessment Addendum (September 2019).¹¹
 - Housing and Economic Land Availability Assessment (HELAA) Addendum (September 2019).¹²
 - Ecological Advice – Cumulative Impacts Addendum (September 2019).¹³
 - Green Belt Study Addendum (September 2019).¹⁴
 - Site Capacity Sense Check (September 2019).¹⁵
- Land North of Shipton Road, Woodstock Heritage Assessment (June 2018)*
- 1.2 A Heritage Impact Assessment was prepared by WYG on behalf of Cherwell District Council. The Heritage Impact Assessment was produced to identify heritage constraints and determine the suitability and nature of development within the site and will be used to inform the requirement for further archaeological assessment in the area.
- Open Space, Sport and Recreation Assessment and Strategies (October 2018)*
- 1.3 Paragraph 3.88 of the 2017 SA Report referred to the consultation carried out as part of the preparation of the Open Space, Sport and Recreation, Assessment and Strategies document under preparation by Nortofts Partnership Ltd, making reference to its initial findings. The Council published a Playing Pitch Strategy and Sports facility Strategy in October 2018 which has informed the proposed modifications to the Plan.
- Cherwell Water Cycle Study Addendum (September 2019)*
- 1.4 Paragraph 3.42 of the 2017 SA Report sets out the baseline with regard 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 of the River Cherwell, the River Glyme, Bloxham Brook and Gallos Brook, 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, the November 2017 WCS does not affect the conclusions of the 2017 SA Report in relation to SA objective 11 (water quality and quantity).
- 1.5 Analysis of the redistribution of the dwellings from the Woodstock site has demonstrated that the changes resulted in a reduction to the forecasted growth at Woodstock WwTW but an increase to the forecasted growth to Oxford Wastewater Treatment Works (WwTW). It was therefore necessary to undertake additional analysis.

⁷ Land North of Shipton Road, Woodstock Heritage Assessment, WYG, June 2018

⁸ Open Space, Sport and Recreation Assessment and Strategies, Nortfoft, July 2017 – October 2018

⁹ Cherwell Water Cycle Study Addendum, Cherwell District Council, September 2019

¹⁰ Landscape Analysis to support the Response to the Inspector's Advice Note, WYP, September 2019

¹¹ Transport Assessment Addendum, ITP, September 2019

¹² Housing and Economic Land Availability Assessment Addendum, Cherwell District Council, September 2019

¹³ Ecological Advice – Cumulative Impacts Addendum, WYG, September 2019

¹⁴ Addendum to Cherwell Green Belt Study, LUC, September 2019

¹⁵ Site Capacity Sense Check, Alan Baxter Ltd (ABA), September 2019

- 1.6 The analysis of the redistribution of housing concluded that there would be no material change to other assessments (including the water resource assessment) undertaken and reported in the 2017 WCS report; this is because there has been no overall change in housing number delivery. Therefore, no re-analysis has been undertaken of any other element of the 2017 study, other than wastewater and water quality.
- 1.7 Additional analysis of the change in wastewater flows likely to be generated within the Cassington, Oxford and Woodstock WwTW catchments has been undertaken, and statistical water quality modelling¹ revisited for Oxford WwTW. This statistical-based water quality modelling was required to determine the discharge permit quality conditions required to ensure compliance with regulatory and legislative water quality objectives. An updated water quality assessment has not been undertaken for either Woodstock or Cassington WwTW because the forecasted growth at both sites will be less than presented in the 2017 WCS report. Woodstock WwTW already had available flow capacity for all planned growth and the forecast is now lower than planned, and the reduction in forecasted growth received by Cassington WwTW will result in no adverse effect.
- 1.8 The updated water quality modelling for Oxford WwTW shows a small change to the future permit quality condition required. This change is not significant, therefore the summary and recommendations of the 2017 WCS are still valid and have not been updated.

Landscape Assessment for site PR9 (September 2019)

- 1.9 WYG was instructed by Cherwell District Council (CDC) to assess, in landscape terms, the potential westward extent of an allocation for site PR9 and advise on the possible treatment of the new urban edge. A proposal for a school playing field in the south of the area was also evaluated. The addendum concludes that the landscape of the site could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The addendum recommends that the westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field and the shallower slopes continuing to about the 78m contour here could accommodate development to about that level. Substantial green infrastructure for the development and the outer buffer is also recommended. Further details on the findings are set out in the published landscape assessment.

Transport Assessment (September 2019)

- 1.10 An addendum to the Council's Transport Assessment for the proposed submission Plan has been prepared in collaboration with Oxfordshire County Council's Transport officers, on behalf of Cherwell District Council (CDC) in relation to its Local Plan 2011-2031 Partial Review in response to the Inspector's post hearing advice note. The Addendum provides:
- A summary of Inspector's advice, and comments, on the sustainable transport strategy and rationale that supported the Submission Plan.
 - Anticipated impacts of revisions to site allocations in terms of sustainable transport and highways considerations.
 - A review of the case for a new link road between the A44 and A4260, in the vicinity of Loop Farm roundabout.
- 1.11 The addendum concludes that taken together, the revised Local Plan site allocations proposed by CDC officers, in response to Inspector's Post-Hearing Advice Note (PC5)¹⁶, are expected to have a net-positive overall effect on previously assessed transport impacts.

Ecological Advice - Cumulative Impacts (September 2019)

- 1.12 WYG was commissioned in September 2019 to produce an Addendum to the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need: Ecological Advice – Cumulative Impacts (WYG, 2017).

¹⁶ Inspector Post-Hearing Advice Note. Available at: <https://www.cherwell.gov.uk/download/downloads/id/9135/pc5---inspectors-post-hearing-advice-note.pdf>

- 1.13 The objectives of this addendum report are to:
- Assess any changes in the cumulative impacts from the redistribution of housing units within the six remaining sites and the significance on ecological features identified; and
 - Assess any changes in cumulative impacts from the redistribution of housing units within the six remaining sites upon Rushy Meadows SSSI.

- 1.14 The cumulative impacts are considered to be consistent with the assessment in 2017. Policies PR6a – PR9 remain consistent with the avoidance, mitigation or compensation measures of the six remaining proposed strategic sites, contained within the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need: Ecological Advice – Cumulative Impacts (WYG, 2017).

Green Belt Study Addendum (September 2019)

- 1.15 Cherwell District Council commissioned LUC to produce a further addendum to the Cherwell Green Belt Study and addendum, to comment on the positioning of revised Green Belt boundaries associated with three allocation policies:

- PR7a – Land South East of Kidlington.
- PR7b – Land at Stratfield Farm.
- PR9 – Land West of Yarnton.

- 1.16 The conclusions are provided in the addendum.

Site Capacity Sense Check (September 2019)

- 1.17 Alan Baxter Ltd (ABA) has been asked to provide further support to Cherwell District Council (CDC) on site housing yields in response to the Inspector's advice note. Support has previously been provided to CDC on strategy development and with the peer review of site capacities. The findings are set out in the document.

Review of SA Report Baseline

- 1.18 A review has also been undertaken of the baseline set out in the 2017 SA report, which covers a range of topics including the landscape and historic environment of the District, biodiversity, transport and climate change, energy consumption and efficiency, population and health, housing, the economy, social inclusion and deprivation, and education. No significant changes to the key issues and opportunities reported in the 2017 SA report were identified. These new evidence bases have informed the Local Plan Partial Review and the SA; however, **it is not considered that the information they contain materially affects the SA effects previously identified.**

Review of plans, policies and programmes

- 1.19 Since the publication of the proposed submission Plan, the following national and regional plans, policies and programmes have been updated/published that are relevant to the Cherwell Local Plan Partial Review:

National

- **National Planning Policy Framework (2019)**¹⁷: The NPPF sets out the government's planning policies for England and how these are expected to be applied. The original NPPF was published in March 2012, before being updated in July 2018. The latest version of the NPPF was published in June 2019. Notable changes made since the publication of the original 2012 version include:
 - Design policies are considered instrumental in delivering new homes, and local planning authorities (LPAs) must make sure that the quality of approved developments does not materially diminish between permission and completion.

¹⁷ National Planning Policy Framework, MHCLG, 2019: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

- Planning policies and decisions should promote the diversification of town centres as this is key to their long-term vitality and viability. They should clarify the range of uses permitted in such locations.
- Planning policies and decisions should promote effective use of land, giving substantial weight to the value of using suitable brownfield land. There is also support for upward extensions and for local authorities to take a positive approach to applications for alternative uses on land which is currently developed but not allocated.
- Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. There is also additional recognition of the role that planning can play in promoting social interaction and healthy lifestyles.
- Clarity on the ways in which transport should be considered as part of the planning process from the earliest stages of plan-making and development proposals.
- Plans are to have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites.
- Updates also align with the 25 Year Environment Plan, including taking air quality into account in planning policies and decisions.
- **National Planning Practice Guidance (NPPG)¹⁸** : The NPPG was last updated in July 2019. It now contains further guidance on how Green Belt openness and enhancement can be assessed, guidance on maintaining housing supply and delivery, and the effective use of land.
- **A Green Future: Our 25 Year Plan to Improve the Environment¹⁹** : This document was published in January 2018 and last updated in May 2019. It sets out government actions to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats.
- **The Road to Zero²⁰** : This document was published in July 2018. It puts the UK at the forefront of the design and manufacturing of zero emission vehicles and aims for all new cars and vans to be effectively zero emission by 2040.
- **UK Plan for tackling roadside nitrogen dioxide concentrations²¹** : This document was published in July 2017 and last updated in October 2018. It is the UK air quality plan for bringing nitrogen dioxide (NO₂) air pollution within statutory limits in the shortest possible time. It contains a number of actions to be undertaken across the UK.
- **Clean Air Strategy 2019²²** : This document was published in January 2019, replacing the draft version published in 2018. It sets out what actions are required to tackle air pollution, such as Clean Air Zones. The will help ensure that targets set by government to tackle air pollution are met.
- **Making the country resilient to a changing climate²³** : This document was published by the National Adaptation Programme in July 2018 and replaces the previous version published in July 2013 that covered the period 2013 to 2018. This document covers the period 2018 to 2023. It sets out the actions the government is and will be taking to address the risks and opportunities posed by a changing climate.

¹⁸ National Planning Practice Guidance, MHCLG, 2019: <https://www.gov.uk/government/collections/planning-practice-guidance>.

¹⁹ A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2019: <https://www.gov.uk/government/publications/25-year-environment-plan>.

²⁰ The Road to Zero, HM Government, 2018:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf.

²¹ UK Plan for tackling roadside nitrogen dioxide concentrations, DEFRA, 2018: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017>.

²² Clean Air Strategy, DEFRA, 2019: <https://www.gov.uk/government/publications/clean-air-strategy-2019>.

²³ Making the country resilient to a changing climate, HM Government, 2018:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727259/pb13942-nap-20130701.pdf.

- **Heritage Statement 2017²⁴** : This document was published in 2017. It sets out how the government will support the heritage sector and help it to protect and care for our heritage and historic environment in coming years.

Sub-Regional/County

- **Thames Water Draft Water Resources Management Plan²⁵**: This Plan looks ahead over the next 80 years to 2100. The Plan looks at demand management options to make best use of existing water as well as new water resource supplies. The Plan proposes the South East Strategic Reservoir Option to improve the resilience of both the Thames Water and Affinity Water regions (parts of Bedfordshire, Buckinghamshire, Essex, Greater London, Hertfordshire, Surrey and Kent) through the creation of a regional storage and transfer hub. This will capture and store water falling on the wetter west side of the region to meet the growing needs Swindon and Oxford. Development of this new reservoir is earmarked from 2037.
- **Oxfordshire Housing and Growth Deal²⁶**: In February 2018, all of the local authorities in Oxfordshire signed a Housing and Growth Deal, whereby the authorities would receive up to £215 million of central government funding in return for delivering 100,000 homes by 2031. The assumption built in to this figure was that 1,400 dwellings per annum were required in Oxford to 2031. This requires achievement of a series of milestones to be achieved by the local authorities, with funding contingent on the achievement of each milestone.
- **Oxfordshire Infrastructure Strategy²⁷**: The Oxfordshire Growth Board published the Oxfordshire Infrastructure Strategy in November 2017. This sets out ambitions for new and improved infrastructure to 2031 and beyond. Regionally and county-wide, the strategy supports an East-West rail link between Oxford, Bicester, Milton Keynes and Bedford; rail improvements between Oxford and Didcot; redevelopment of Oxford Station, and upgrades to the A34. In the long term, it also supports an Oxford-Cambridge expressway, which will provide a new high-quality road link between Oxford, Milton Keynes and Cambridge. Once completed, the new road is expected to take up to 40 minutes off journeys between the M4 and the M1, bringing Oxford and Cambridge to within a 45-minute drive of Milton Keynes.
- **Oxfordshire Joint Health and Wellbeing Strategy²⁸**: This Strategy was published in March 2019 and sets out how the NHS, Local Government and Healthwatch will work together to improve people's health and wellbeing in Oxfordshire. They aim to: (1) prevent ill health before it starts; (2) give patients and service users a high-quality experience; (3) work with residents on re-shaping their local services; and (4) tackle chronic workforce shortages.
- **Oxfordshire Local Industrial Strategy²⁹**: This Strategy was published in July 2019 and sets out a plan to build on Oxfordshire's strong foundations and world-leading assets, to deliver transformative growth which is clean and sustainable and delivers prosperity for all communities across the county. It will deliver the aims of the national Industrial Strategy, government's long-term plan to boost productivity, by backing businesses and investing in skills, industries and infrastructure.
- **Oxford-Milton Keynes-Cambridge 'knowledge arc'³⁰**: The high growth planned for Oxfordshire is part of the development of a 'knowledge arc' between Oxford, Milton Keynes and Cambridge. The 'knowledge arc' is being promoted by all of the local authorities along this corridor, and by the National Infrastructure Commission. In particular, the National

²⁴ Heritage Statement 2017, DDCMS, 2017: <https://www.gov.uk/government/publications/the-heritage-statement-2017>.

²⁵ Thames Water Draft Water Resources Management Plan, Thames Water, 2019: <https://corporate.thameswater.co.uk/-/media/Site-Content/Your-water-future-2018/Statement-of-response/Statement-of-Response---Main-document.pdf?la=en>.

²⁶ Oxfordshire Housing and Growth Deal, Oxford City Council, 2018: https://www.oxford.gov.uk/downloads/file/4138/outline_agreement

²⁷ Oxfordshire Infrastructure Strategy, AECOM, 2017: https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/04/oxis_stage2.pdf.

²⁸ Oxfordshire Joint Health and Wellbeing Strategy, Oxfordshire County Council, 2019:

<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/aboutyourcouncil/plansperformancepolicy/oxfordshirejointwbstrategy.pdf>.

²⁹ Oxfordshire Local Industrial Strategy, HM Government, 2019:

https://www.oxfordshirelep.com/sites/default/files/uploads/Oxfordshire-SINGLE-PAGE_1.pdf.

³⁰ Oxford-Milton Keynes-Cambridge 'knowledge arc', National Infrastructure Commission, 2017: <https://www.nic.org.uk/wp-content/uploads/Partnering-for-Prosperity.pdf>

Infrastructure Commission supports the East-West rail line and an Oxford-Cambridge expressway in its 2017 report 'Partnering for Prosperity.'

- **The Oxford-Cambridge Arc**³¹: This document was published in March 2019 and provides an update on government's overarching ambition for the Arc, including a joint declaration between government and local partners, signalling the importance of collaboration to achieve these aims.
- **Oxfordshire Walking Design Standards**³²: This guidance has been produced for developers, scheme designers, engineers and master planners to ensure an attractive and functional environment for walking that is available to all users.
- **Oxfordshire Cycling Design Standards**³³: This guidance aims to draw attention to key issues and to outline the application of contemporary cycle design thinking from across the country in the Oxfordshire context. Several similar documents from other parts of the country have been used to inform this guidance.
- **Oxford Housing and Homelessness Strategy**³⁴: This document represents and update to the previous Oxford Housing Strategy referenced in the SA Report (2017). The strategy reemphasises Oxford significant housing challenges, focussing around high demand and limited supply. These issues are increasing the Borough's homelessness pressures. The ambition of the new Strategy is for '*Oxford to be a City where people have access to affordable and high-quality homes that enable them to build settled, safe and healthy lives, within sustainable and thriving communities.*'

Oxfordshire Local Plans

1.20 The most recent versions of the remaining four Oxfordshire Districts' Local Plans aim to deliver at least 68,750 additional dwellings, including contributions to Oxford City's unmet housing need, albeit over different time periods. In combination with the 22,840 dwellings allocated within the adopted Cherwell Local Plan and the additional 4,400 homes allocated in the Local Plan Review, a total of 96,000 net additional dwellings. **Table A1** below provides a summary of the Districts' planned housing delivery.

Table A1 - Planned housing delivery

District	Planned Additional Dwellings	Local Plan Period	Status of Local Plan
Oxfordshire Authorities			
Cherwell	22,840	2011-31	Adopted Dec 2016
Cherwell's delivery of Oxford City's unmet needs	4,400	2019-31	Proposed Submission Partial Review July 2017
Oxford City	8,620	2016-36	Proposed Submission Nov 2018
South Oxfordshire District	17,825	2011-34	Publication Version 2 nd Scrutiny Version Jan 2019
South Oxfordshire's Delivery of Oxford City's unmet needs	4,950	2011-31	
Vale of White Horse District	20,560	2011-31	Adopted Dec 2016

³¹ The Oxford-Cambridge Arc, MHCLG, 2019: <https://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners>

³² Oxfordshire Walking Design Standards, Oxfordshire County Council, 2017: <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/WalkingStandards.pdf>

³³ Oxfordshire Cycling Design Standards, Oxfordshire County Council, 2017: <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/CyclingStandards.pdf>

³⁴ Oxford Housing and Homelessness Strategy, Oxford City Council (2018-2021): file:///C:/Users/allen_j/Downloads/Housing_and_Homelessness_Strategy_2018_2021_FINAL.pdf

District	Planned Additional Dwellings	Local Plan Period	Status of Local Plan
Vale of White Horse's Delivery of Oxford City's unmet needs	2,200	2019-31	Publication Version Part 2 Submitted Oct 2017
West Oxfordshire District	13,200	2011-31	Adopted Sep 2018
Neighbouring Cherwell Authorities			
Aylesbury Vale	27,400	2013-2033	Proposed Submission Nov 2017
South Northamptonshire	7,170 ³⁵	2011-2029	Proposed Submission Sep 2018
Stratford-on-Avon	14,600	2011-2031	Adopted Jul 2016

Cherwell Neighbourhood Plans

- 1.21 Since the publication of the 2017 SA report the Council has 'made' the Mid-Cherwell Neighbourhood Plan³⁶ (March 2018) and the Adderbury Neighbourhood Plan³⁷ (July 2018). The Mid-Cherwell Neighbourhood Plan covers the Plan Period 2018-2031 and includes a range of planning policies to contribute towards managing development around and in between the areas category A and B villages. The Plan also promotes the protection of important local views and vistas, local green spaces, the control of light pollution, small-scale, affordable, adaptable and extra-care housing schemes. The Adderbury Neighbourhood Plan covers the Plan Period 2014-2031 and includes a range of planning policies designed to protect local green infrastructure, local green spaces and manage design in Conservation Areas and other areas of notable important local character.

³⁵ Excludes strategic urban extensions to the Northampton Related Development Area (NRDA), which are allocated in the West Northamptonshire Joint Core Strategy Policy S3 (December 2014)

³⁶ Mid-Cherwell Neighbourhood Plan (March, 2018) Available at: <https://www.cherwell.gov.uk/NeighbourhoodPlans>

³⁷ Adderbury Neighbourhood Plan (July, 2018) Available at: <https://www.cherwell.gov.uk/NeighbourhoodPlans>

Appendix 2

Assumptions to be applied in the SA of options using the SA framework

Assumptions applied during the SA of areas of search and residential site options for the Cherwell Local Plan Partial Review

SA Objective	Sub-objectives	Assumptions
SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)		
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 Oxford's unmet housing requirements?</p> <p>2. Will it increase the supply of affordable homes, including for the homeless?</p> <p>3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?</p>	<p>The driver for the Partial Review of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall. 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>
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>1. Will it promote accessible employment opportunities?</p> <p>2. Will it contribute to reducing short and long-term unemployment?</p>	<p>The driver for the Partial Review 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. 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"> • Areas of search/sites which scored 'Green' in both ITP's assessments of 'access to jobs' are likely to have a significant positive (++) effect.

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> • 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. • Areas of search/sites which scored 'Amber' in both ITP's assessments of 'access to jobs' are likely to have a minor negative (-) effect. • 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. • 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.
<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"> 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? 5. Will it make land and property available for business development? 6. Will it assist in increasing the viability of the rural and farming economy? 7. Will it promote development in key sectors? 8. Will it promote regeneration; reducing disparities with surrounding areas? 	<p>The driver for the Partial Review 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. 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>

SA Objective	Sub-objectives	Assumptions				
	<p>9. Will it promote development in key clusters?</p> <p>10. Will it increase business opportunities in the tourism sector?</p>					
SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Record)						
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>	<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 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>				
		<table border="1"> <tr> <td>Oxford</td> <td> <p>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.</p> <p>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.</p> </td> </tr> <tr> <td>Cherwell</td> <td> <p>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.</p> <p>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.</p> </td> </tr> </table>	Oxford	<p>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.</p> <p>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.</p>	Cherwell	<p>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.</p> <p>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.</p>
		Oxford	<p>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.</p> <p>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.</p>			
Cherwell	<p>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.</p> <p>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.</p>					
6. To improve accessibility to all services and facilities.	1. Will it promote compact, mixed-use development, with good accessibility to local	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				

SA Objective	Sub-objectives	Assumptions		
	<p>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>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> <table border="1" data-bbox="949 437 2087 1018"> <tr> <td data-bbox="949 437 1093 1018">Oxford</td> <td data-bbox="1093 437 2087 1018"> <ul style="list-style-type: none"> 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. 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. 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. <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> </td> </tr> </table> <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</p>	Oxford	<ul style="list-style-type: none"> 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. 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. 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. <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>
Oxford	<ul style="list-style-type: none"> 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. 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. 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. <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>			

SA Objective	Sub-objectives	Assumptions
		<p>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"> • Areas of search within or adjacent to Bicester, Banbury and Kidlington will have a significant positive (++) effect. • Areas of search within or adjacent to Category A Villages (Service Centres), excluding Kidlington, will have a minor positive (+) effect. • 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. • 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. • 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. <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>

SA Objective	Sub-objectives	Assumptions	
		Cherwell (Sites)	<ul style="list-style-type: none"> 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. 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. 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. <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>
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</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>Oxford (Areas of Search)</p> <ul style="list-style-type: none"> 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. 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

SA Objective	Sub-objectives	Assumptions	
	<p>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>		<p>assessment of 'proximity to current sustainable transport')), a minor positive (+) effect is likely.</p> <ul style="list-style-type: none"> 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. <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>
		Oxford (Sites)	<ul style="list-style-type: none"> 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. 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. 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. <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"> 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.

SA Objective	Sub-objectives	Assumptions	
			<ul style="list-style-type: none"> 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.
	Cherwell (Areas of Search)		<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"> 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. Areas of search that are more than 800m from any sustainable transport links are likely to have a minor negative (-) effect. <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"> Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.
	Cherwell (Sites)		<ul style="list-style-type: none"> 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. 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. 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. <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</p>

SA Objective	Sub-objectives	Assumptions	
			<p>adverse effects against this objective, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> 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 (--) against this objective. 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.
Other Social and Economic SA objectives (Cherwell Effects Recorded)			
<p>2. To improve the health and well-being of the population & 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>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"> 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. 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. 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. <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>	

SA Objective	Sub-objectives	Assumptions
4. To reduce crime and disorder and the fear of crime.	1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 2. Will it assist in reducing actual levels of crime? 3. Will it assist in reducing the fear of crime?	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).
5. To create and sustain vibrant communities	1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place? 2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?	<p>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 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>
Environmental SA objectives (Cherwell Effects Recorded)		
7. To conserve and enhance and create resources for biodiversity	1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that	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.

SA Objective	Sub-objectives	Assumptions	
	<p>may be affected by new development in Cherwell)?</p> <p>2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets?</p> <p>3. Will it conserve or enhance biodiversity assets or create new habitats?</p> <p>4. Will it minimise the fragmentation of existing 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>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 Partial Review highlights the potential for effects³⁸ 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: 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.³⁹</p>	
		<p>Areas of Search</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"> • Areas of search that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Areas of search that are between 250m and 1km of one or more designated biodiversity or geodiversity sites may have a minor negative (-?) effect. • Areas of search that are more than 1km from any designated biodiversity or geodiversity sites may have a negligible (0?) effect.

³⁸ The HRA considers all policies in the Local Plan Partial Review, the adopted Local plan Partial Review, as well as the growth within neighbouring authorities.

³⁹ Cherwell Local Plan 2011-2031 Partial Review, Oxford's Unmet Housing Need – proposed submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

SA Objective	Sub-objectives	Assumptions	
		Sites	<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"> Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective. Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective. Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<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>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>	Areas of Search	<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).</p> <p>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"> Areas of search that are within, or within 250m of the AONB could have a significant negative effect (--?) on the landscape. <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> <ul style="list-style-type: none"> 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.

SA Objective	Sub-objectives	Assumptions	
	5. Will it prevent coalescence between settlements?		<ul style="list-style-type: none"> • 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.
		Sites	<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 development 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"> • Sites assessed as having a 'High' capacity to accommodate residential development are considered to have a negligible (0?) effect on this objective. • 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. • 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.

SA Objective	Sub-objectives	Assumptions
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>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?</p> <p>2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner?</p> <p>3. Will it help preserve and record archaeological features?</p>	<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 neutral⁴⁰. 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 Partial 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/ 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>

⁴⁰ English Heritage (now Historic England). The Setting of Heritage Assets REVISION NOTE June 2012.

SA Objective	Sub-objectives	Assumptions	
		Areas of Search	<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"> • 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). • A potential minor negative effect (-?) will be identified where an area of search is within 5km of statutory heritage assets, including Historic Oxford. <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>
		Sites	<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"> • Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective. • Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective. • Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective. <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>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> 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. 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. 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.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	<ol style="list-style-type: none"> Will it improve the water quality of the District's rivers and inland water? Will it enable recycled water to be used? Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures? 	<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>
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"> Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property? Will it result in inappropriate development in the flood plain? Will it increase the provision of sustainable drainage in new developments? 	<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.</p> <p>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>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> • 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. • Areas of search/sites that are either entirely or mainly on greenfield land outside of flood zone 3 or are entirely or mainly on brownfield land which contains portions of flood zone 3 are likely to have a minor negative (-) effect. • Areas of search/sites that are on brownfield land outside of flood zone 3 are likely to have a negligible (0) effect.
<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"> 1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites? 2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites? 3. Will it maximise housing densities to make efficient use of land? 4. Will it ensure land is remediated where appropriate? 5. Will it reduce the loss of soil and high grade agricultural land to development? 	<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"> • 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. • 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. • 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. • 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. • Areas of search/sites that are entirely on brownfield land would have a significant positive (++) effect. <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</p>	<ol style="list-style-type: none"> 1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials? 	<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</p>

SA Objective	Sub-objectives	Assumptions
sustainably produced and local products.	2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation? 3. Will it lead to an increase in the proportion of energy needs being met from renewable sources? 4. Will it promote the incorporation of small-scale renewable in developments?	<p>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"> • Areas of search/sites that are within Minerals Consultation Areas⁴¹ are likely to have a minor negative (-) effect. • Areas of search/sites that are not Minerals Consultation Areas would have a negligible (0) effect.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	1. Will it promote sustainable waste management practices through a range of waste management facilities? 2. Will it reduce hazardous waste? 3. Will it increase waste recovery and recycling?	<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"> • Areas of search/sites on brownfield land may have a minor positive (+?) effect. • Areas of search/sites on greenfield land would have a minor negative (-) effect.

⁴¹ 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').

Appendix 3

Detailed SA matrices for new site options

Options outside of the Green Belt

Option 1 – Site PR10 – Land South East of Woodstock

Option 1 – Site PR10 – Land South East of 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 ++	The delivery of homes in this location, 50% of which are likely to be affordable homes, is likely to generate a significant positive effect 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 PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 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. A significant negative effect is therefore recorded against 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		

Option 1 – Site PR10 – Land South East of Woodstock			
SA Objectives	SA Score		Justification
	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. Therefore, a negligible effect is recorded for this objective
6. To improve accessibility to all services and facilities.	+	++	The area identified within Policy PR10 was previously appraised as part of the larger site options 22 and 25, with the vast majority of the site falling within site 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. Therefore, a minor positive effect is recorded for this objective for Oxford and a significant positive effect is recorded for this objective for Cherwell.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+	The area identified within Policy PR10 was previously appraised as part of the larger site options 22 and 25, with the vast majority of the site falling within site 22. Site 22 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 Road). Therefore a minor positive effect is retained on this SA objective.
Other socio-economic SA objectives (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.

Option 1 – Site PR10 – Land South East of Woodstock		
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	-	<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. 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 Perdiswell farm House on Shipton Road to the north. 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.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site options 22 and 25 were identified as having an uncertain minor negative effect due to the sites' 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. Overall an uncertain minor negative effect is recorded for 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.</p>

Option 1 – Site PR10 – Land South East of Woodstock		
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 PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 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 there is a medium capacity for development, considering the presence of certain constraints, notably the Scheduled Ancient Monument located in the southwest of the site. Site 25 was identified as having a significant and uncertain effect as it is considered by the Landscape Character Sensitivity and Capacity Assessment (2017) that there is a medium to low capacity for development. Visibility of site 25 from the north as the site rises to a high point on the northern boundary and the general indivisibility from the agricultural landscape from the east is cited as the main justification. The developable area of PR10 is located largely within site 22, with only a primary school being located in the southern half of site 25.</p> <p>Overall an uncertain minor negative effect is recorded for 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.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site option 22 was identified as having an uncertain significant negative effect due to the site having a 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. Site 25 was identified as having a neutral and uncertain effect. 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>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. 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>

Option 1 – Site PR10 – Land South East of Woodstock		
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 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. 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>
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 located to the east of Woodstock. However, this land is greenfield land which lies entirely on Grade 3 Agricultural Land.</p> <p>The development of the site 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.</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>

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
		<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>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. As such, a minor negative effect is expected on this SA objective.</p>

Options requiring no additional Green Belt release

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
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 ++	<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.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.</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.	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.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. 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>Therefore a 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	Oxford +	<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</p>

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)			
SA Objectives	SA Score		Justification
the long term competitiveness of the District and Oxford and Oxfordshire.			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	Cherwell	The site, including the extension into PR3a, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	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 Yarnton, which includes one primary school, a shop and a village hall.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</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	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
	++/--	++/--	

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	SA Score	Justification
		<p>generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. 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.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.</p> <p>Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p>
Other socio-economic SA objectives (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 and extended southwards into safeguarded site PR3a 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. These local facilities and services will encourage new residents to be physically active and improve the health and well-being of the local population.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</p> <p>Therefore, a significant positive effect is recorded for this 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,</p>

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	SA Score	Justification
		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>The development boundary of the site identified within PR8 and extended southwards into safeguarded site PR3a 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.</p> <p>Therefore, a minor negative effect is recorded against this SA objective.</p>
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>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.</p> <p>Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p>

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
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 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 significant negative effect due to the site's recorded capacity for new residential development being 'Medium-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.</p> <p>Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<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>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.</p> <p>Therefore an uncertain minor negative effect has been identified 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	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</p>

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	SA Score	Justification
to achieve sustainable water resources management		<p>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) and Addendum (2019).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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.</p> <p>A brook runs through the southern portion of the site following the edge of site 126 and safeguarded site PR3a (the location of the potential PR8 extension) to the south.</p> <p>Therefore, a minor negative effect is recorded against this objective.</p> <p>A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.</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 would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation.</p> <p>Therefore, a significant negative effect is recorded against this objective. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a).</p>

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	SA Score	Justification
		A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
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.

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
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 ++	<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.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.</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.	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>Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	Oxford +	<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</p>

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)			
SA Objectives	SA Score		Justification
of the District and Oxford and Oxfordshire.			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	Cherwell	The site, including the extension into PR3b, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	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 Yarnton, which includes one primary school, a shop and a village hall.</p> <p>Therefore, a significant positive effect is recorded for this objective.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</p>
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	Oxford	Cherwell	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
	++/--	++/--	

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	SA Score	Justification
		<p>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.</p> <p>Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.</p>
Other socio-economic SA objectives (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>These services and facilities 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.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</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,</p>

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	SA Score	Justification
		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>The development boundary of the site identified within PR8 and extended eastward into safeguarded site PR3b 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.</p> <p>Therefore, a minor negative effect is recorded against this SA objective.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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>Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.</p>

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
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 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-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<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>Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised.</p> <p>An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.</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 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>

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	SA Score	Justification
to achieve sustainable water resources management		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) and Addendum (2019).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	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. Therefore, a minor negative effect is recorded against this objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.
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, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land. The development of the site 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. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a). An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
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

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	SA Score	Justification
using sustainably produced and local products.		<p>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>

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
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 ++	<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.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.</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.	Oxford ++	<p>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.</p> <p>A significant positive effect is therefore likely on this SA objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation.</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>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>

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)			
SA Objectives	SA Score		Justification
			Therefore, a minor positive effect is identified on this SA objective.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site, including the extension into PR3c, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	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 is to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery.</p> <p>Therefore, a significant positive effect is recorded for this objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</p>
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	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 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</p>
	++/--	++/--	

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	SA Score	Justification
		<p>Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.</p>
Other socio-economic SA objectives (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>Therefore, a minor positive effect is recorded for this objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</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>

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR6b and extended westward into safeguarded site PR3c 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. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
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 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. Overall, an uncertain minor negative effect is recorded for this SA objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	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). This was because 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

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	SA Score	Justification
		<p>Overall an uncertain minor negative effect is recorded for 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>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<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>Therefore, an uncertain significant negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.</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) and Addendum (2019).</p>

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
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>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>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> <p>Therefore, a minor negative effect is recorded for this objective.</p> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.</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 would result in a net loss of greenfield land in the District, including 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> <p>A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	<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>Therefore a negligible effect is recorded against this SA objective.</p>
15. To reduce waste generation and disposal, and	-	<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>

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	SA Score	Justification
achieve the sustainable management of waste		

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
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 ++	<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.</p> <p>A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.</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.	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>However, the northward expansion would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known.</p> <p>An uncertain mixed (significant positive and minor negative effect) is therefore likely on this SA objective.</p>
17. To sustain and develop economic growth and	Oxford +	<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</p>

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)			
SA Objectives	SA Score		Justification
innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.			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	Cherwell	The site, including the extension into PR3d, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	<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.</p> <p>A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. 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>Therefore, an uncertain mixed (significant positive/minor negative) effect is recorded for this objective.</p>
	++/-?	++/-?	
	Oxford	Cherwell	

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)			
SA Objectives	SA Score		Justification
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/--?	++/--?	<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 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.</p> <p>A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known.</p> <p>Therefore, overall, a uncertain mixed (significant positive/significant negative) effect is likely on this SA objective.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		<p>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.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	SA Score	Justification
		A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
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	-	The development boundary of the site identified within PR6a and extended northward into safeguarded site PR3d 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. Therefore a minor negative effect is likely.
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
7. To conserve and enhance and create resources for biodiversity	-?	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. 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. Overall an uncertain minor negative effect is recorded for this SA objective.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	SA Score	Justification
		A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
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> <p>Overall an uncertain minor negative effect is recorded for this SA objective.</p> <p>A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.</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. However, uncertainty is retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.</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

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	SA Score	Justification
		<p>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) and Addendum (2019)</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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 and 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>Therefore, a minor negative effect is recorded for this objective.</p> <p>A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.</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 recognised as Grade 3 and 4 Agricultural Land.</p> <p>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>A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	<p>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.</p> <p>Therefore a negligible effect is recorded for this objective.</p>

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
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.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
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	<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.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.</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.	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>Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would result in the loss of land safeguarded for future employment uses north of the Begbroke Science Park with negative effects against this objective in the long term. However, it would also result in the development of new homes close to the science park. Overall, there is considered to be no change to the likely effect of the allocation.</p>
	+/-	
	Oxford	

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

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.	+/-		<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>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would result in the loss of land safeguarded for future employment uses north of the Begbroke Science Park with negative effects against this objective in the long term. However, it would also result in the development of new homes close to the science park. Overall, a mixed minor positive/minor negative effect is recorded against this SA objective.</p>
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site, including the extension into PR3e, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	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 Yarnton, which includes one primary school, a shop and a village hall.</p> <p>Therefore, a significant positive effect is recorded for this objective.</p>
	++	++	

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

SA Objectives	SA Score		Justification
			A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
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.</p> <p>Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		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.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

SA Objectives	SA Score	Justification
		<p>These services and facilities 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.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.</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>
5. To create and sustain vibrant communities	-	<p>The development boundary of the site identified within PR8 and extended northward into safeguarded site PR3e 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.</p> <p>Therefore, a minor negative effect is recorded against this SA objective.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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</p>

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

SA Objectives	SA Score	Justification
		<p>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>Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.</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 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-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</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>

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

SA Objectives	SA Score	Justification
		<p>Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.</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) and Addendum (2019).</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 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.</p> <p>Therefore, a minor negative effect is recorded against this objective.</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and</p>	<p>--?</p>	<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>

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

SA Objectives	SA Score	Justification
encouraging urban renaissance.		<p>The development of the site 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. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a).</p> <p>A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.</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>

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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 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. A significant positive effect is therefore likely on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
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.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area			
SA Objectives	SA Score	Justification	
		The intensification of development in this location is unlikely to significantly change the significance of this effect.	
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	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 is to Cutteslowe which 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 recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	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
	++/--	++/--	

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>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.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>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.</p> <p>Therefore a minor negative effect is likely.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
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 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. Overall an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</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> <p>Overall an uncertain minor negative effect is recorded for this SA objective.</p>

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
		The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
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. However, uncertainty is retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area

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 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 and 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>Therefore, a minor negative effect is recorded for this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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 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.</p> <p>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>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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 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.</p> <p>Therefore a negligible effect is recorded for this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</p>

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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 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.</p> <p>A significant positive effect is therefore likely on this SA objective.</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	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.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area			
SA Objectives	SA Score		Justification
of the District and Oxford and Oxfordshire.			Therefore, a minor positive effect is identified on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	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 is to Cutteslowe which 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 recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	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. 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
	++/--	++/--	

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>		
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>Therefore, a minor positive effect is recorded for this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
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. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
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 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. Overall, an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</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). This was because development here would form a natural extension to the northern edge of Cutteslowe,</p>

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>resulting in infilling of land between the A4165 Oxford Road and the A34 for the central and west parts of the site</p> <p>Overall an uncertain minor negative effect is recorded for 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 intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<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>Therefore, an uncertain significant negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</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</p>

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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>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> <p>Therefore, a minor negative effect is recorded for this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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 would result in a net loss of greenfield land in the District, including 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> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</p>
14. To reduce the global, social and environmental impact of consumption of resource by	0	<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>

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	SA Score	Justification
using sustainably produced and local products.		Therefore a negligible effect is recorded against this SA objective.
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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 9 – Site PR7a – South East Kidlington – intensification of developable area

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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; therefore a significant positive effect is likely. The intensification of development in this location is unlikely to significantly change the significance of this effect.
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. Therefore, a minor positive effect is identified on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area			
SA Objectives	SA Score		Justification
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	<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 a significant positive effect on this SA objective due to their 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.</p> <p>Therefore a significant positive effect is recorded against this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.</p>
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<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</p>
	++/--	++/--	

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives (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 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. Furthermore, the site is in close proximity Gosford Hill Medical Centre. V</p> <p>Therefore, a significant positive effect is recorded for this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>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.</p> <p>Therefore a minor negative effect is recorded against this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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. Overall an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</p>
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).</p>

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>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>Overall an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	-?	<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 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>Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</p>

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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>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>A minor negative effect has therefore been recorded against this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and	-?	<p>The development boundary of the site has been confined to the urban edge of Kidlington. 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. Uncertainty is attached to the effect due to the fact that it is not known whether the Grade 3 Agricultural Land is best and most versatile (Grade 3a) land or not.</p>

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	SA Score	Justification
encouraging urban renaissance.		<p>This effect is uncertain until it is established whether the lost Grade 3 agricultural land qualifies as best and most versatile agricultural land (Grade 3a).</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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>Therefore a minor negative effect is recorded for this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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 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. Therefore, a minor mixed effects (+/-) are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
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. Therefore, a minor positive effect is identified on this SA objective.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area			
SA Objectives	SA Score		Justification
			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	The area identified within Policy PR7b was previously appraised as site option 49. Site option 49 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. 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 recorded against this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	The area identified within Policy PR7b was previously appraised as part of the larger site option 49. Site option 49 was recorded as having mixed significant positive/significant negative effects 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. 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
	++/--	++/--	

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area			
SA Objectives	SA Score		Justification
			<p>within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>			
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 and Gosford Hill Medical Centre.</p> <p>Such facilities and services are likely to encourage new residents to like more active and healthy lifestyles. Therefore, a significant positive effect is recorded for this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<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>Therefore minor negative effects are recorded against this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
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 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. Overall an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<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>Overall an uncertain minor negative effect is recorded for this SA objective.</p>

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	SA Score	Justification
		The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<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>Overall an uncertain minor negative effect is identified on this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
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>The development boundary of the site has been confined to the urban edge of Kidlington. 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 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>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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. 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>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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. Therefore a minor negative effect is recorded for this objective.</p>

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	SA Score	Justification
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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</p>

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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 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. Therefore a minor mixed effects (+/-) are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	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.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area			
SA Objectives	SA Score		Justification
of the District and Oxford and Oxfordshire.			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	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 Yarnton, which includes one primary school, a shop and a village hall. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	Oxford	Cherwell	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.
	++/--	++/--	

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	SA Score	Justification
		<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.</p> <p>Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>		
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>These services and facilities 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.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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</p>

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	SA Score	Justification
		<p>site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
5. To create and sustain vibrant communities	-	<p>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.</p> <p>Therefore, a minor negative effect is recorded against this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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>Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area.</p>

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	SA Score	Justification
		Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
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-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<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>Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</p>

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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.</p> <p>Therefore, a minor negative effect is recorded against this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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 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. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a).</p>

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	SA Score	Justification
		The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
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> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
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. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against 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. Therefore, significant negative effects are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
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. Therefore, a minor positive effect is identified on this SA objective.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area			
SA Objectives	SA Score		Justification
			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	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. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
	+	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	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. 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
	+/-	+/-	

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	SA Score	Justification
		<p>City Air Quality Management Area. Therefore, overall, a mixed (minor positive/minor negative) effect is retained on this SA objective.</p> <p>The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.</p>
Other socio-economic SA objectives <i>(scores only relate to Cherwell District)</i>		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<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, sports facilities 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. Therefore, a significant positive effect is recorded for this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
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 Yarnton. 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>Therefore a minor negative effect is recorded against this objective.</p> <p>The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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, they lie directly adjacent to the boundary of the site. Overall, an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</p>
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>

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	SA Score	Justification
		<p>However, the refined developable area is confined to urban edges of Yarnton and Begbroke and the lower slopes, where there is less landscape sensitivity.</p> <p>Therefore an uncertain minor negative effect is recorded for this SA objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</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 distinctive setting.</p> <p>Overall, an uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.</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</p>

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	SA Score	Justification
		<p>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) and Addendum (2019).</p> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<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>The developable area is still on greenfield land; 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>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</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 recorded against this objective. This effect is uncertain as it is not known whether the lost Grade 3 agricultural land is some of the best and most versatile (Grade 3a) agricultural land.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.</p>

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
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 development boundary of the site has been confined to the urban edge of Yarnton and Begbroke and falls partially within a Minerals Consultation Area.</p> <p>Therefore a minor negative effect is recorded for this objective.</p> <p>The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.</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> <p>The intensification of development in this location is unlikely to significantly change the significance of this effect.</p>

Options within the scope of the existing strategy requiring additional Green Belt release

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)			
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.
	++		
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.
	+		
SA objectives with particular spatial relevance to Oxford			
	Oxford	Cherwell	

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)			
SA Objectives	SA Score		Justification
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 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.</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.</p> <p>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.</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). 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). 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</p>

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	SA Score	Justification
		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.
Other socio-economic SA objectives (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.

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
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 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>
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 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 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</p>

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	SA Score	Justification
		<p>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	--?	<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</p>

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	SA Score	Justification
enjoyment, the historic environment.		<p>study area, a 500m buffer around the site boundary, there are six Listed Buildings including 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	-	<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</p>

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	SA Score	Justification
detriment to public well-being, the economy and the environment		<p>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> <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 (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>

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	SA Score	Justification
		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.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
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 ++	<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.</p> <p>Development of a golf course is considered to have a negligible effect on this 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.	Oxford +/-	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A is still considered to apply.</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> <p>The allocation development of a golf course is considered to have a negligible effect on this objective.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	Oxford +	<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</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)			
SA Objectives	SA Score		Justification
of the District and Oxford and Oxfordshire.			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	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.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply.</p> <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 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 on 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 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 there are links to Kidlington (for example to the supermarket) which is close by are possible. Therefore, a significant positive (+ +) effect is likely on Cherwell.</p>
	+	++	
	Oxford	Cherwell	

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

SA Objectives	SA Score		Justification
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<p>++/--</p>	<p>++/--</p>	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply.</p> <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 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 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).</p> <p>Given the fact that the new golf course proposed in this location would replace an existing golf course located approximately 400m to the east, the new golf course is unlikely to generate a significant net increase in traffic generation in the wider network.</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
		Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.
Other socio-economic SA objectives (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply.</p> <p>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. New residential communities in close proximity to these services and facilities, as well as a new golf course are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle.</p> <p>Overall, given that the golf course is a replacement for a lost facility to the east of the new site location, a minor positive effect is recorded 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> <p>The development of a replacement golf course is not considered to have an effect on this SA objective.</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply.</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 lies directly adjacent to an A road. A minor negative effect is therefore likely on this SA objective.</p> <p>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 400m to the east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in traffic generation in the wider network. Consequently, in isolation, the golf course is not considered to affect this SA objective.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A 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.</p> <p>The golf course will help to safeguard some of site's ecological assets and promote habitat connectivity.</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
		<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 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 the variety of habitats on site and their potential for protected species. 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.	--?	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was recorded as having an uncertain significant negative effect due to relatively exposed and elevated nature of the site to the south, which would result in residential development being highly visible from areas to the north including the southern areas of Kidlington and Yarnton. This assessment was informed by the assessment findings for site 39A in the Landscape Character

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
		<p>Sensitivity and Capacity Assessment (2017). Furthermore, the significant landscaping associated with the construction of a golf course has the potential to adversely affect the rural setting.</p> <p>This effect is recorded as uncertain as it depends largely on the appearance and impact of development 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 area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was recorded as having an uncertain minor negative effect due to the site's medium sensitivity and contribution to the setting and special character of historic Oxford.</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> <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. The development of homes and a new golf course has the potential to adversely affect the rural setting of these historic assets.</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
		However, 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	<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, a negligible effect is recorded against this SA objective.</p> <p>Further details are provided in the District’s Water Cycle Study (2017) and associated Addendum (2019).</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 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>Although it is possible that residential development would be located adjacent to the existing urban edge of Oxford away from the area of flood risk, with much or the remaining area being used as a location for a new golf course thereby ensuring that permeable surfaces are retained on the majority of the site, the exact scale, location</p>

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	SA Score	Justification
		and layout of development within the site is unknown. Therefore an uncertain minor negative effect is recorded against this SA 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 may be confined to the urban edge of Oxford. However, the site is on greenfield land and the majority of the site (over 80%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (less than 20%). The development of the site to accommodate new homes and a golf course would result in a significant net loss of agricultural land. A significant negative effect is therefore likely on this SA objective. 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. However, 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.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)			
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.	
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.	
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	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.
	0	0	
	Oxford	Cherwell	

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)			
SA Objectives	SA Score		Justification
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. 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>
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. 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). 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</p>
	++/--	++/--	

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.
Other socio-economic SA objectives (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.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
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 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>

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
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 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' 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.</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 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>

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		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	<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 does not lie within a flood zone is on greenfield land, so a minor negative 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>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%). An uncertain minor negative effect therefore is likely. This effect is uncertain until it is established whether the</p>

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		lost Grade 3 agricultural land qualifies as best and most versatile agricultural land (Grade 3a).
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 majority of the site lies within a Mineral Consultation Area 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	-	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.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)			
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.
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.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	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.
	0	0	
	Oxford	Cherwell	

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)			
SA Objectives	SA Score		Justification
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). 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 facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.</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). 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</p>
	++/--	++/--	

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		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.
Other socio-economic SA objectives (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.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
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 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.</p>
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 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</p>

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		<p>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>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<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>
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 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>

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
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). 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>
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 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>

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		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.	--?	<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>
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>The majority 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.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)			
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.	<p style="text-align: center;">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.
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 style="text-align: center;">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 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.	<p style="text-align: center;">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.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	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.
	0	0	
	Oxford	Cherwell	

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)			
SA Objectives	SA Score		Justification
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 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 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>
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 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>

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	SA Score	Justification
Other socio-economic SA objectives (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 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 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.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
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 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.</p>
Environmental SA objectives <i>(scores only relate to Cherwell District)</i>		
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 the Rushy Meadows SSSI, a statutory designation, is located immediately adjacent to the north-eastern corner of this site. The non-statutory sites include six Local Wildlife Sites (LWS) and four 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. North Meadow West of Canal and Stratfield</p>

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	SA Score	Justification
		<p>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 portions 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. 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 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-low' 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. Notable sensitivities recorded include 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>

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

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 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>
<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>

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
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	-	<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 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>
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.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	SA Score	Justification
		<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>

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)			
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.
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.
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	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.
	0	0	
	Oxford	Cherwell	

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)			
SA Objectives	SA Score		Justification
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. 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>
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. 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>
Other socio-economic SA objectives (scores only relate to Cherwell District)			

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
2. To improve the health and well-being of the population & reduce inequalities in health.	++	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.
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 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 expected on this SA objective during the construction phase and over the longer period.
Environmental SA objectives (scores only relate to Cherwell District)		

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

SA Objectives	SA Score	Justification
<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 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 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.</p>

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		<p>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>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<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>
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, 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>

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		<p>There are 27 recorded, non-designated heritage assets within the study area, of which three 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.</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 includes arable farmland on high ground, which contributes to the ring of hills around Oxford that form a key aspect of its distinctive 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>

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
		<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>
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>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>
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>The eastern part 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	-	<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>

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
achieve the sustainable management of waste		

**Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review –
Oxford's Unmet Housing Need**

Proposed Modifications

November 2019

**Addendum to
Statement of Consultation**

Addendum to Statement of Consultation

Introduction

1. Cherwell District Council is consulting on modifications to the Submission Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, including modified Policies Maps and an update to the Sustainability Appraisal. The documents are being published for consultation from 8 November 2019 to 20 December 2019 prior to submission to the Secretary of State for Housing, Communities and Local Government.
2. The Draft Partial Review of the Cherwell Local Plan was submitted to the Secretary of State for public examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.
3. The Submission Local Plan was also accompanied by a Statement of Consultation (CD PR93) which detailed previous stages of consultation undertaken in preparing the Plan. The Statement remains part of the Local Plan evidence base and is available online at <https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base>. A separate Duty to Cooperate Paper (February 2018) (CD PR90) was also submitted. An Addendum to the Duty to Cooperate Paper (CD PR115) was prepared in September 2019 which supplements, and should be read alongside, the Duty to Cooperate Paper. It provides details of the further work undertaken by the Council subsequent to the Inspector’s Post Hearings Advice Note (Document PC5).
4. A Preliminary Hearing took place on 28 September 2018. Main hearings were held between 5th and 13th February 2019.
5. The Inspector’s Post-Hearings Advice Note (Document PC5) was received on 13th July 2019. In the Note the Inspector confirmed his preliminary conclusions that:
 - the 4,400 dwellings figure that represents Cherwell’s apportionment of Oxford’s unmet housing need provides a sound basis for the Plan;
 - the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;
 - the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way

that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;

- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
 - in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.
6. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle.
 7. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock.
 8. Following the receipt of the Inspector's Advice Note the Council has engaged with a range of key stakeholders, interested parties and site promoters in the preparation of the proposed modifications.
 9. This addendum provides an account of the consultation undertaken since the February 2019 hearings. It also explains how the Proposed Modifications are being publicly consulted upon.

Consultation post February 2019 Hearings

10. The Inspector requested that following the Hearings in February 2019 the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted during or following the Hearings were the subject of an informal consultation ending on 4th April 2019. Participants from the Hearing sessions were invited to make submissions and the Council was provided with an opportunity to respond to the submissions received by the Inspector.
11. A total of 38 submissions were received. Full copies of each submission and the Council's responses can be viewed online at <https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/9>.

12. A list of respondents is shown in Table 1 below.

Table 1 - List of Respondents

Respondent
Aiden Applegarth
Andrew Hornsby-Smith
Begbroke & Yarnton Green Belt Campaign
Bloombridge
Cherwell Development Watch Alliance
Daniel Scharf
David Lock Associates for PR8 parties
Edgars for Mr & Mrs Tomes
Graham Thompson
GreenWay Oxfordshire
Harbord Road Area Residents
Ian Middleton for North Oxford Green Party
Keith Johnston
Kidlington Development Watch
Lynne Whitley
Pegasus Group for Hill Residential & Barwood Securities
Red Kite for Kidlington Parish Council
Savills for North Oxford Consortium
Terence O'Rourke for Vanbrugh Unit Trust & Pye Homes
Turnberry for Exeter College
West Oxfordshire District Council
Woodstock Town Council
Yarnton Parish Council

Duty to Co-operate

13. The Council received the Inspector's Post-Hearings Advice Note (PC5) on 13th July 2019 and published it on the Council's website on 15th July 2019.
14. The preparation of proposed Main modifications has been informed by further engagement with Oxfordshire County Council, the site promoters of all sites proposed for allocation in the Local Plan and the relevant 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.

Neighbouring Authorities	
Aylesbury Vale District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • The Inspector's post hearing advice note • How the 410 homes at the PR10 (Land south East of Woodstock) could be redistributed • Current timetable for the main modifications • without prejudice, Aylesbury's initial thoughts <p>No cross-boundary strategic issues were raised by the proposed modifications.</p>
Buckinghamshire County Council	<p>Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Northamptonshire County Council (West Northamptonshire Joint Planning Unit)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how West Northamptonshire JPU are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
Oxford City Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Oxford City • discussions with the County Council on infrastructure implications

	<ul style="list-style-type: none"> • the rationale for options being discounted • without prejudice, Oxford's initial thoughts • the expected programme going forward • timings of the Oxford Local Plan examination <p>Regular updates on modification preparation given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
Oxfordshire County Council	<p>Following receipt of the Inspector's advice note CDC sought detailed advice from OCC on the transport, infrastructure, and education implications of redistributing the 410 homes previously proposed at Woodstock.</p> <p>CDC and OCC have worked closely and iteratively on preparing the proposed modifications. This working is enhanced through regular monthly meetings where progress on the modifications is discussed in detail.</p>
South Northamptonshire	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how SNDC are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
South Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence

	<ul style="list-style-type: none"> • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
Stratford-on- Avon District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • The scope of the Plan (Oxford’s unmet housing needs) and where we are in the process • The basis of the 4,400 homes (countywide cooperative process) • The overall housing need arising from the Oxon SHMA 2014 (c. 100,000) homes which informed the cooperative process • The fact that the adopted Cherwell Local Plan (2015) meets CDC’s needs (22,840 2011-2031) in full and that the 4,400 homes (2011-2031) fully meets Cherwell’s apportionment of Oxford’s unmet needs • The distribution of the housing proposals as submitted in 2018 – all in the southern part of the district near to Oxford • The Inspector’s preliminary advice (July 2019) following main Hearings in February 2019 (including his concern about land next to Woodstock) • The options being considered to address the Inspector’s concerns – all in in the southern part of the district.
Vale of the White Horse District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

Warwickshire County Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed included:</p> <ul style="list-style-type: none"> • the partial review of the local plan • the inspector’s request to reallocate the 410 homes at Woodstock • the 410 being redistributed to existing sites to the south of the district
West Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to West Oxfordshire • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, WODC initial thoughts • the expected programme going forward <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

Prescribed Bodies & Other Bodies	
Civic Aviation Authority (CAA)	Spoke with CAA’s Planning department in September. Advised to speak to London Oxford Airport directly.
London Oxford Airport	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Environment Agency	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including Sustainability Appraisal <p>A degree of caution was expressed in terms of flood risk and the need to avoid flood risk areas in considering</p>

	<p>increased densities/extending developable areas. CDC confirmed that it would have the opportunity to comment on the proposed modifications when published in the usual way. Without prejudice, no other concerns raised.</p>
Homes Agency (previously Homes and Communities Agency)	<p>Regular updates on plan making in Oxfordshire are provided through quarterly Oxfordshire Growth Deal meetings of which Homes England is a participant. Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Highways England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, HE’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p>
Historic England	<p>Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Natural England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including addendums to the Habitats Regulations Assessment, Water Cycle Study and Ecological Advice on Cumulative Impacts <p>NE expressed a degree of caution in terms of any air quality implications from the re-distribution of 410 dwellings in relation to Oxford Meadows SAC. CDC confirmed that there would be the opportunity to</p>

	comment on the proposed modifications when published, in the usual way. Without prejudice, no other concerns were raised.
NHS England South East Commissioning Board	<p>OCCG cover the majority of functions with exception of dentistry and ophthalmology.</p> <p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>Regular liaison meeting between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Office of Rail and Road (Office of Rail Regulation)	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Oxfordshire Clinical Commissioning Group (OCCG)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, OCCG’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>In addition, regular liaison meetings take place between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Oxfordshire Local Enterprise Partnership	Frequent updates on progress of the Modifications to the Plan through regular liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

The Oxfordshire Environment Board	Unsuccessful attempts to make contact during September but will continue to attempt to engage during the consultation period.
Sport England	Meeting in August 2019. Briefed on Inspector's advice note and the needs to reassess options for 410 dwellings.
Scottish & Southern Electric	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to infrastructure • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, SSE's initial thoughts • the expected programme going forward and future engagement
Thames Water	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Thames Water • discussions with the County Council on infrastructure implications • without prejudice, TW's initial thoughts • the rationale for options being discounted • the expected programme going forward (Main Mods consultation) <p>Without prejudice, no concerns were raised.</p>

15. CDC officers contacted by email the main promoters of sites proposed for allocation inviting them to update the Council on their latest position, including any supporting information, and any changes in circumstances the Council should take into account having regard to the Inspector's advice note.

16. Engagement with site promoters included:

Site	Promoter	Engagement	Considerations
PR6a – Land East of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> 40 more units could be accommodated in PR6a as a result of lower school land take requirements. No other change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR6b – Land West of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Arboriculture assessment leading to 18.4 net developable hectares and provision of c.740 new dwellings (40dph) CDC to sense check density information. CDC to consider within the context of Inspector's Note (PC5).
PR6c- Land at Frieze Farm	Turnberry (Exeter College)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Allocation of PR6c for up to 410 new dwellings. No change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR7a – Land SE Kidlington	Pegasus (Barwood Development Securities Ltd) Hill Residential Ltd	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Concept masterplan for c.430 new dwellings on 11.4ha of residential area at 37.5dph CDC to sense check density information within the context of Inspector's Note (PC5).
PR7b – Land at Stratfield Farm	Carter Jonas (Manor Oak Ltd)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Site layout illustrating a scheme for c.165 new dwellings CDC to sense check density information within the context of Inspector's Note (PC5).
PR8 – Land East of the	DLA (University)	<ul style="list-style-type: none"> Request for information sent 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the

Site	Promoter	Engagement	Considerations
A44	of Oxford, Merton College and a private landowner: The Tripartite)	following receipt of Inspector's advice note. <ul style="list-style-type: none"> Meeting held in August 2019 	context of Inspector's Note (PC5).
PR8 – Land East of the A44	Carter Jonas (Newcore)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR8- Land East of the A44	Carter Jonas (Mr M Smith and Mr G Smith)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR9 – Land West of Yarnton	Gerald Eve (Merton College)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Site visit and meeting held in August 2019 	<ul style="list-style-type: none"> 3 development concepts submitted increasing numbers on extended developable areas. CDC to sense check density information CDC to consider within the context of Inspector's Note (PC5).
PR10 – Land South East of Woodstock	Blenheim Estates	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Updated development concept (500 new dwellings) CDC to consider within the context of Inspector's Note (PC5).

Consultation on Main Modifications

17. The Main Modifications will be made available for public comment for a period of six weeks before they are formally submitted to the Secretary of State. A number of minor modifications are also being made at the same time. Comments made must relate to the proposed modifications only. The Council is not consulting on other aspects of the Plan.

Responses to Consultation

18. Representations received on the modifications will be published on the Council's website. They will be reviewed and analysed in order to identify the key issues. These will be considered in finalising the Main Modifications and will be summarised in the final Statement of Consultation. They will also be reported to full Council when Members receive the final, 'Submission' version of the proposed modifications for formal approval for submission to the Secretary of State.

19. Once approved, the modifications, together with the representations received and other supporting documents, will be submitted to the Secretary of State. The appointed Inspector will consider representations and relevant evidence and complete the Local Plan Examination before issuing a report with recommendations to the Council.

**Cherwell Local Plan 2011 – 2031 (Part 1)
Partial Review – Oxford’s Unmet Housing
Need**

**Proposed Main Modifications to the
Submission Plan**

**Duty to Cooperate Statement Addendum
September 2019.**



1. Introduction

- 1.1 This addendum supplements, and should be read alongside, the Duty to Cooperate Statement published by Cherwell District Council in February 2018 (Ref CD PR90) for the submission of the Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (The Partial Review Plan).
- 1.2 It provides details of the further work undertaken by the Council subsequent to the Inspector’s Post Hearings Advice Note (Document PC5) received 13 July 2019, following the Examination Main Hearings in February 2019.
- 1.3 This addendum demonstrates further active, constructive and continuing engagement with relevant local authorities and specified bodies on strategic matters through the preparation of the proposed modifications to the Partial Review Plan.
- 1.4 The September 2019 Addendum to the Council’s Consultation Statement (CD PR114) details the key means of engagement that have taken place in the preparation of the main modifications to the Partial Review Plan.

2. Strategic Cooperation

- 2.1 The Council continues to be an active member of the Oxfordshire Growth Board which is overseeing the implementation of the 2018 Oxfordshire Housing and Growth Deal.
- 2.2 A key strand of the Growth Deal is the preparation of a Joint Statutory Spatial Plan (JSSP) now known as the Oxfordshire Plan 2050. The preparation of this Plan is managed by the Heads of Planning of the Oxfordshire local planning authorities supported by OxLEP. In addition, there are regular liaison group meetings for local authority officers directly involved in the preparation of the Oxfordshire Plan.
- 2.3 Recent meetings have been updated on the cross-boundary implications of the proposed modifications to the Partial Review Plan. No specific relevant cross-boundary strategic matters have been raised for the Main Modifications.
- 2.4 Engagement with all other adjoining authorities outside Oxfordshire did not result in any relevant cross-boundary strategic matters for the Main Modifications.

3. Infrastructure needs

- 3.1 The Council has liaised closely with all infrastructure providers and relevant agencies to produce an updated Infrastructure Delivery Plan (IDP).
- 3.2 The Council has liaised closely on an ongoing basis with neighbouring local planning authorities, Oxfordshire County Council (OCC) and Highways England to consider the implications of the proposed modifications in transport terms. Oxfordshire County Council has been fully engaged throughout the preparation of the updated Transport Study.
- 3.3 The Council has liaised closely with OCC to consider future school capacity, and to ensure that the future development is adequately supported by additional school provision and/or expansion where required.
- 3.4 Further details of relevant engagement and work associated with infrastructure planning are provided within the IDP.

4. Conclusions

- 4.1 The Duty to Cooperate is an ongoing process that will continue through the examination in to the Partial Review Plan and beyond. This Duty to Cooperate Statement provides an update and sets out the steps that CDC has undertaken to address Duty to Co-operate issues raised during the preparation of main modifications to support a sound Local Plan.

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs

Proposed Main Modifications and Minor Modifications

Addendum to Habitat Regulations Assessment

Cherwell District Council

September 2019



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.

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1. Introduction

1.1. Background to this Addendum

A Habitat Regulations Assessment Stage 1 (Screening) was completed on the four previous iterations of the adopted Cherwell Local Plan¹²³⁴ 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 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 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.

A HRA Screening Report was therefore undertaken (June 2017) to assess the Proposed Submission Partial Review Plan (July 2017). A HRA Addendum was undertaken in February 2018 to assess Focused Changes and Minor Modifications proposed to the Plan. The Submission Partial Review Plan (July 2017) incorporating the Focused Changes and Minor Modifications (February 2018) was submitted to the Secretary of State for Housing, Communities and Local Government for examination on 5th March 2018. The Submission Plan was supported by the HRA Screening Report (June 2017) and the HRA Addendum (February 2018).

Following the Court of Justice of the European Union ("CJEU") judgment in April 2018 *People Over Wind and Sweetman v Coillte Teoranta (C-323/17)*, the HRA was updated to reflect the implications of the judgement and incorporate a Stage 2 Appropriate Assessment. The Habitats Regulations Assessment Stage 1 Screening Report and Stage 2 Appropriate Assessment was published in August 2018.

Examination Hearings took place in February 2019. The Inspector's Post-Hearing Advice Note was received by the Council on 12th July 2019, The Inspector's preliminary conclusions include the deletion of site PR10 and contained suggested approaches as to how the 410 dwellings from the PR10 allocation could be redistributed.

The Council has prepared proposed Main Modifications and Minor Modifications to the Submission Plan in response to the Inspector's preliminary findings (these include the Focused Changes and Minor Modifications February 2018 as appropriate) This Addendum to the HRA August 2018 considers the proposed modifications to assess whether the findings of the HRA 2018 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 August 2018 HRA report. The findings of this process are provided in Table 1 below.

¹ 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

² 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

³ 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

⁴ Submission Cherwell Local Plan incorporating Proposed Modifications (October 2014). Habitats Regulations Assessment: Stage 1 – Screening, October 2014

Table 1. Assessment of Proposed Main Modifications and Minor Modifications To Policies September 2019

Ref. No.	Plan Section	Change	Amended Policy (changes in italics)	Change to HRA Findings	Comment
FOCUSED CHANGES					
Main 1	Page 2 Contents Woodstock Heading		Delete 'Woodstock' Heading and page number reference	No	Does not change the findings of the HRA.
Main 2	Page 8 Executive Summary Paragraph xiv		Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington, and along the A44 corridor to Yarnton and Begbroke'. and up to Woodstock in West Oxfordshire.	No	Does not change the findings of the HRA.
Main 3	Page 9 Executive Summary Table 1 Policy PR6a- Land East of Oxford Road		Replace '650' with ' 690 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 4	Page 9 Executive Summary Table 1 Policy PR6b- Land West of Oxford Road		Replace '530' with ' 670 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 5	Page 9 Executive Summary Table 1 Policy PR7a- Land South East of Kidlington		Replace '230' with ' 430 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 6	Page 9 Executive Summary Table 1 Policy PR7b- Land at Stratfield Farm		Replace '100' with ' 120 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 7	Page 9 Executive Summary, Table 1 Policy PR9- Land West of Yarnton		Replace '530' with ' 540 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 8	Page 9 Executive Summary, Table 1		Delete Woodstock row from Table 1.	No	Does not change the findings of the HRA.

	Policy PR10 – Land South East of Woodstock				
Main 9	Page 12 Paragraph 1.7		Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. from Oxford to Woodstock in West Oxfordshire.	No	Does not change the findings of the HRA.
Main 10	Page 24 How has this Plan been prepared? Paragraph 2.2 – point 4		Amend point 4 to read: 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for development within the Oxford Green Belt – removing land from the Oxford Green Belt for development. '	No	Does not change the findings of the HRA
Main 11	Page 27 Paragraph 2.10		Amend to read: Seven Six residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor and to Woodstock in West Oxfordshire. 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish 3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes 7. Land East of Woodstock (policy PR10) – Shipton-on-Cherwell and Thrupp Parish.	No	Does not change the findings of the HRA.
Main 12	Page 49 Paragraph 3.57	Minor text amendment	Amend to read 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.	No	Does not change the findings of the HRA.
Main 13	Page 53 Paragraph 3.66		Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging adopted Local Plan. The draft Plan includes more extensive.....'	No	Does not change the findings of the HRA
Main 14	Page 53 Paragraph 3.66	Minor text amendment	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '	No	Does not change the findings of the HRA.
Main 15	Page 54 Paragraph 3.73	Minor text change	Amend to read, 'A National Infrastructure Commission (NIC) report on the Cambridge-Milton-Keynes-Oxford Arc was published in November 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	No	Does not change the findings of the HRA.
Main 16	Page 54 Paragraph 3.76	Text change is for a reduction from 33,000 to 30,000 homes in Aylesbury Vale	Amend to read, ' Approximately 30,000 homes are being planned in the Aylesbury Vale for the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	No	Does not change the findings of the HRA.
Main 17	Page 64 Table 4 Policy PR6a- Land East of Oxford Road		Replace 650 with ' 690 '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.

Main 18	Page 64 Table 4 Policy PR6b- Land West of Oxford Road		Replace 530 with ' <u>670</u> '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 19	Page 64 Table 4 Policy PR7a- Land South East of Kidlington		Replace 230 with ' <u>430</u> '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 20	Page 64 Table 4 Policy PR7b- Land at Stratfield Farm		Replace 100 with ' <u>120</u> '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 21	Page 64 Table 4 Policy PR9 – Land West of Yarnton		Replace 530 with ' <u>540</u> '	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 22	Page 64 Table 4 Policy PR10 – Land South East of Woodstock		Delete Woodstock row from Table 4.	No	Does not change the findings of the HRA.
Main 23	Page 65 Paragraph 5.16		Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, <u>and</u> Begbroke and Woodstock along the A44 corridor.	No	Does not change the findings of the HRA.
Main 24	Page 66 Paragraph 5.17		Amend to read: All of the sites we have identified other than land to the south-east of Woodstock lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal of these sites (either in full or in part) from the Green Belt.	No	Does not change the findings of the HRA.
Main 25	Page 66 Paragraph 5.17		Delete as follows: 8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.	No	Does not change the findings of the HRA.
Main 26	Page 66 Paragraph 5.17		Renumber point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	No	Does not change the findings of the HRA.
Main 27	Page 67 Paragraph 5.18		Delete as follows: Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt. Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	No	Does not change the findings of the HRA.

Main 28	Page 69 Policy PR1 - Achieving Sustainable Development for Oxford's Needs		Amend to read: Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council, and the developers of allocated sites to deliver:	No	Does not change the findings of the HRA.
Main 29	Page 69 Policy PR1 - Achieving Sustainable Development for Oxford's Needs, Point (a)	Minor text change	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 and <u>necessary supporting infrastructure</u> by 2031	No	Does not change the findings of the HRA.
Main 30	Page 73 Policy PR2 – Housing Mix, Tenure and Size		Change point 2 to read: '...Provision of 80% of the affordable housing (<u>as defined by the NPPF</u>) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'	No	Does not change the findings of the HRA.
Main 31	Page 76 Paragraph 5.38	Consequential change to numbers	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises 253 275 hectares of land – a 3 <u>3.3%</u> reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13. 98 %.	No	Does not change the findings of the HRA.
Main 32	Page 77 Paragraph 5.39: PR3 (e)	Minor text change	Amend penultimate sentence to read, 'The potential extension of the Science Park, <u>provided for by Policy Kidlington 1 of the Local Plan</u> , will be considered further in Local Plan Part 2...'	No	Does not change the findings of the HRA.
Main 33	Page 77 Policy PR3: The Oxford Green Belt		Amend the sentence to read: Policy PR7a – removal of 40.8 <u>21</u> hectares of land as shown on inset Policies Map PR7a	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 34	Page 77 Policy PR3: The Oxford Green Belt		Amend sentence to read: Policy PR7b – removal of 4.3 <u>5</u> hectares of land as shown on inset Policies Map PR7b	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 35	Policy PR3: The Oxford Green Belt		Amend sentence to read: Policy PR9 – removal of 47.7 <u>27</u> hectares of land as shown on inset Policies Map PR9	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 36	Page 82 Para 5.65		Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, <u>and PR9, and PR10.</u>	No	Does not change the findings of the HRA.
Main 37	Page 82 Policy PR4a: Sustainable Transport		Amend to read: The strategic developments provided for under Policies PR6 to PR9 <u>10</u> 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.	No	Does not change the findings of the HRA.
Main 38	Page 85 Paragraph 5.67 point 5	Minor text change	Amend sub-point v. to read ' creating high- quality built and natural environments <u>that can be sustained in the long term.</u> Re-number sub-point vi. as sub-point vii.	No	Does not change the findings of the HRA.

			Add new sub-point vi. 'the construction of sustainable urban drainage systems'		
Main 39	Page 86 Paragraph 5.69 New point	Minor text change	Add new point 11 to read 'enhance health and well-being'	No	Does not change the findings of the HRA.
Main 40	Page 86	Policy PR5: Green Infrastructure	Amend to read '...Policies PR6 to PR9 PR10... '	No	Does not change the findings of the HRA.
Main 41	Page 86 Policy PR5: Green Infrastructure (point 1)	Minor text change	Applications will be expected to: 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	No	Does not change the findings of the HRA.
Main 42	Page 86 Policy PR5: Green Infrastructure (point 8)	Minor text change	Amend to read 'Demonstrate where multi-functioning GI can be achieved, including helping to address climate change impacts and taking into account best practice guidance. '	No	Does not change the findings of the HRA.
Main 43	Page 86 Policy PR5: Green Infrastructure (point 9)	Minor text change	Amend to read: 'Provide details of how GI will be maintained and managed in the long term. '	No	Does not change the findings of the HRA.
Main 44	Page 88 Paragraph 5.85 2 nd sentence	Minor text change	Amend to read '...It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the emerging Cherwell Design Guide Supplementary Planning Document (SPD), and to Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, and Oxfordshire County Council's Cycling and Walking Design Guides... '	No	Does not change the findings of the HRA.
Main 45	Page 89 Policy PR6a – Land East of Oxford Road - Policies Map		Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	No	Reducing the area of land given to primary school use does not change the findings of the HRA.
Main 46	Page 90 Policy PR6a – Land East of Oxford Road Point 1		Amend to read 'Construction of 690 650 dwellings (net) on approximately 25 24 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare. '	No	Policy PR6a was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. Recreation Although there is an increase in housing at PR6a it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. Water Quality The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR6a will not have an effect on the integrity of the Oxford Meadows SAC. Groundwater Flow The location and extent of PR6a has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. Air Quality The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment.

					Therefore, the change in housing numbers does not change the findings of the HRA
Main 47	Page 90 Policy PR6a (point 3)	Minor text change	Amend to read 'The provision of a primary school with at least three-two forms of entry on 32.2 hectares of land in the location shown'	No	Does not change the findings of the HRA.
Main 48	Page 90 Policy PR6a (point 7)	Minor text change	Amend first sentence to read, '...pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary within the area of green space shown on the policies map. '	No	Does not change the findings of the HRA.
Main 49	Page 91 Policy PR6a - Land East of Oxford Road		Add a second sentence to point 10 (a) to read: ' Minor variations in the location of specific uses will be considered where evidence is available. '	No	Does not change the findings of the HRA.
Main 50	Page 91 Policy PR6a (point 10(b))	Minor text change	Amend to read ' Two points of vehicular access and egress from and to existing highways, primarily from Oxford Road'	No	Does not change the findings of the HRA.
Main 51	Page 91 Policy PR6a (point 10(c))	Minor text change	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. Required access to existing property via the site should be maintained. '	No	Does not change the findings of the HRA.
Main 52	Page 92 Policy PR6a (point 13)	Minor text change	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, and protected and notable species surveys as appropriate, including for 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"	No	Does not change the findings of the HRA.
Main 53	Page 92 Policy PR6a (point 15)	Minor text change	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme. '	No	Does not change the findings of the HRA.
Main 54	Page 92 Policy PR6a (point 17)	Minor text change	Amend to read 'The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity, and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.'	No	<p>The previous iteration assessed in the HRA was that '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>The updated HRA Stage 1 concluded that Policy PR6a may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC.</p> <p>This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.</p>

Main 55	Page 93 Policy PR6a (point 18)	Minor text change	Amend to read'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>	No	Does not change the findings of the HRA.
Main 56	Page 93 Policy PR6a (new point)	Minor text change	Add new point 20 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	No	Does not change the findings of the HRA.
Main 57	Page 93 Policy PR6a - Land East of Oxford Road Point 21		Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. <u>(for the site) will be maintained year on year.</u> '	No	Does not change the findings of the HRA.
Main 58	Page 94 Policy PR6a (point 28)	Minor text change	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be <u>incorporated and</u> made evident in the landscape design of the site.'	No	Does not change the findings of the HRA.
Main 59	Page 96 Policy PR6b (point 1)	Change relates to density of building	Amend to read: 'Construction of 670 dwellings (net) on 32 hectares of land (the residential area as shown). <u>The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.</u> '	No	Policy PR6b was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. Recreation Although there is an increase in housing at PR6b it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. Water Quality The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR6b will not have an effect on the integrity of the Oxford Meadows SAC. Groundwater Flow The location and extent of PR6b has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. Air Quality The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 60	Page 96 Policy PR6b – Land West of Oxford Road		Add a second sentence to point 8 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '	No	Does not change the findings of the HRA.
Main 61	Page 96 Policy PR6b (point 8(b))	Minor text change	Amend to read ' <u>Two</u> points of vehicular access and egress from and to existing highways, <u>primarily from Oxford Road, and connecting within the site.</u>	No	Does not change the findings of the HRA.

Main 62	Page 98 Policy PR6b (point 11)	Minor text change	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, <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 and an assessment of water bodies	No	Does not change the findings of the HRA.
Main 63	Page 98 Policy PR6b (point 13)	Minor text change	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. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	No	Does not change the findings of the HRA.
Main 64	Page 98 Policy PR6b (point 15)	Minor text change	Amend to read 'The application should demonstrate that Thames Water <u>and the Environment Agency have been consulted regarding wastewater treatment capacity, and agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage</u> network.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR6b may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC. Does not change the findings of the HRA.
Main 65	Page 98 Policy PR6b (new point)	Minor text change	Add new point 16 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	No	Does not change the findings of the HRA.
Main 66	Page 98 Policy PR6b – Land West of Oxford Point 17		Delete point 17 and renumber subsequent points accordingly	No	Does not change the findings of the HRA.
Main 67	Page 99 Policy PR6b - Land West of the Oxford Road Point 19		Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year. ²	No	Does not change the findings of the HRA.
Main 68	Policy PR6c – Land at Frieze Farm	The original policy required a development brief to be produced. The amended text provides the detail of what the	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. <u>Planning Application Requirements</u> 1. 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	No	Does not change the findings of the HRA.

		<p>brief and the planning application should include</p>	<p>representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.</p> <p>The Development Brief shall include:</p> <p><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></p> <p><u>(b) Points of vehicular access and egress from and to existing highways</u></p> <p><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></p> <p><u>(d) Protection and connection of existing public rights of way</u></p> <p>(e) Design principles that respond to the landscape, <u>canal-side</u> and Green Belt setting and the historic context of Oxford</p> <p><u>(f) Outline measures for 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>2. <u>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>3. <u>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, 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>4. <u>Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting</u></p> <p>5. <u>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 II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></p> <p>6. <u>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></p> <p>7. <u>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></p> <p>8. <u>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 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>9. <u>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>10. <u>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>		
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Main 69	Page 103 Paragraph 5.90		<p>Amend last sentence to read: A clearly defined field boundary partially marks the extent of the area that is identified for development , and the remainder of the southern boundary follows a former historic field boundary.</p>	No	Does not change the findings of the HRA.
Main 70	Page 104 Paragraph 5.95		<p>Delete first two sentences and replace with the following: The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.</p>	No	Does not change the findings of the HRA
Main 71	Page 104/105 Paragraph 5.96 (new point and points 5 to 8)	Minor text change	<p>Renumber points 5 to 8 as 6 to 9</p> <p>Insert new point 5. To read: 'Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.</p>	No	Does not change the findings of the HRA.
Main 72	Page 106 Policy PR7a – Land South East of Kidlington Policies Map		<p>Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary</p>	No	Does not change the findings of the HRA.
Main 73	Page 106 Policy PR7a – Land South East of Kidlington Policies Map		<p>Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).</p>	No	Does not change the findings of the HRA.
Main 74	Page 107 Policy PR7a (point 1)	Change relates to density of building	<p>Amend to read: 'Construction of 430 230 dwellings (net) on 21 44 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare.'</p>	No	<p>Policy PR7a was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality.</p> <p>Recreation Although there is an increase in housing at PR7a it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply.</p> <p>Water Quality The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR7a will not have an effect on the integrity of the Oxford Meadows SAC.</p> <p>Groundwater Flow The location and extent of PR7a has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge.</p>

					Air Quality The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 75	Page 107 Policy PR7a – Land South East of Kidlington Point 4		Amend to read: The provision of 24.5 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	No	Does not change the findings of the HRA.
Main 76	Page 107 Policy PR7a – Land South East of Kidlington Point 9 (a)		Add a second sentence to point 9 (a) to read: ' Minor variations in the location of specific uses will be considered where evidence is available. '	No	Does not change the findings of the HRA.
Main 77	Page 109 Policy PR7a (point 12)	Minor text change	Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including 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.	No	Does not change the findings of the HRA.
Main 78	Page 109 Policy PR7a (point 14)	Minor text change	Amend to read 'The application should demonstrate that Thames Water, Natural England and the Environment Agency 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.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR7a may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 79	Page 109 Policy PR7a (point 16)	Minor text change	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. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme '	No	Does not change the findings of the HRA.
Main 80	Page 109 Policy PR7a (new point)	Minor text change	Add new point 17 to read ' The application shall include a management plan for the appropriate re-use and improvement of soils '	No	Does not change the findings of the HRA.

			Re-number subsequent points		
Main 81	Page 110 Policy PR7a – Land south east of Kidlington Point 19		Amend the final sentence to read: '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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.'	No	Does not change the findings of the HRA.
Main 82	Page 111 Policy PR7b – Land at Stratfield Farm Policies Map		Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary	No	Does not change the findings of the HRA.
Main 83	Page 112 Policy PR7b – Land at Stratfield Farm Point 1		Amend to read: 'Construction of 120 400 homes (net) on 5.3 5.4 hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.'	No	<p>Policy PR7b was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality.</p> <p>Recreation Although there is an increase in housing at PR7b it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply.</p> <p>Water Quality The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR7b will not have an effect on the integrity of the Oxford Meadows SAC.</p> <p>Groundwater Flow The location and extent of PR7b has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge.</p> <p>Air Quality The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA</p>
Main 84	Page 112 Policy PR7b – Land at Stratfield Farm Point 7		Amend to read: 'Creation of a nature conservation area on 6.3 5.3 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.'	No	Does not change the findings of the HRA.
Main 85	Page 112 Policy PR7b (point 9)	Minor text change	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, Oxford City Council and the Canal and River Trust'	No	Does not change the findings of the HRA.
Main 86	Page 112 Policy PR7b – Land at Stratfield Farm Point 10 (a)		Add a second sentence to point 10 (a) to read: ' Minor variations in the location of specific uses will be considered where evidence is available.'	No	Does not change the findings of the HRA.

Main 87	Page 113 Policy PR7b – Land at Stratfield Farm Point 10 (b)		Points of vehicular access and egress from and to existing highways with, <u>unless otherwise approved</u> , at least two separate points:	No	Does not change the findings of the HRA.
Main 88	Page 113 Policy PR7b – Land at Stratfield Farm Point 10 (c)		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.	No	Does not change the findings of the HRA.
Main 89	Page 114 Policy PR7b (point 13)	Minor text changes	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, <u>and protected and notable species surveys as appropriate, including</u> 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'	No	Does not change the findings of the HRA.
Main 90	Page 115 Policy PR7b (point 16)	Minor text changes	Amend to read 'The application should demonstrate that Thames Water, <u>Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage network.</u> '	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR7b may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 91	Page 115 Policy PR7b (point 17)	Minor text change	Amend to read '...a Heritage Impact Assessment which will <u>identify</u> measures to avoid or minimise conflict with identified heritage assets within <u>and adjacent to</u> the site, particularly Stratfield Farmhouse. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u> '	No	Does not change the findings of the HRA.
Main 92	Page 115 Policy PR7b (point 18)	Minor text change	Amend to read '...a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u> '	No	Does not change the findings of the HRA.
Main 93	Page 115 Policy PR7b (new point)	Minor text change	Add new point 19 to read ' <u>The application shall include a management plan for the appropriate re-use and improvement of soils</u> ' Re-number subsequent points	No	Does not change the findings of the HRA.
Main 94	Page 115 Policy PR7b – Land at Stratfield Farm Point 21		Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	No	Does not change the findings of the HRA.

Main 95	Page 121 Policy PR8 (point 1)	Minor text change	Amend to read: '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 '	No	Does not change the findings of the HRA.
Main 96	Page 121 Policy PR8 (point 4)	Minor text change	Amend to read 'The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown'	No	Does not change the findings of the HRA.
Main 97	Page 121 Policy PR8 (point 5)	Minor text change	Amend to read '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.'	No	Does not change the findings of the HRA.
Main 98	Page 122 Policy PR8 (point 17)	Minor text change	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, Oxford City Council, <u>Network Rail and the Canal and River Trust</u> '	No	Does not change the findings of the HRA.
Main 99	Page 122 Policy PR8 – Land east of the A44 Point 18 (a)		Add a second sentence to point 18 (a) to read: ' <u>Minor variations in the location of specific uses will be considered where evidence is available.</u> '	No	Does not change the findings of the HRA.
Main 100	Page 122 Policy PR8 (point 18(b))	Minor text change	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate, <u>connecting</u> points from and to the A44 <u>and</u> including the use of the existing Science Park access road.'	No	Does not change the findings of the HRA.
Main 101	Page 123 Policy PR8 (point 18(f))	Minor text change	Amend to read: 'In consultation with Oxfordshire County Council <u>and Network Rail</u> , proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles...'	No	Does not change the findings of the HRA.
Main 102	Page 123 Policy PR8 (point 19)	Minor text change	Amend to read, '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 <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> investigation of any above ground hydrological connectivity <u>with the SSSI and</u> Rowel Brook.'	No	Does not change the findings of the HRA.
Main 103	Page 124 Policy PR8 (point 21)	Minor text change	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey <u>and protected and notable species surveys as appropriate, including and</u> surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	No	Does not change the findings of the HRA.
Main 104	Page 124 Policy PR8 (point 22)	Minor text change	Amend to read: '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. <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> '	No	Does not change the findings of the HRA.
Main 105	Page 125 Policy PR8 (point 23)	Minor text change	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. <u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u> '	No	Does not change the findings of the HRA.
Main 106	Page 125 Policy PR8 (point 24)	Minor text change	Amend to read 'The application should demonstrate that <u>Thames Water, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage</u> network.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR8 may lead to a likely

					significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 107	Page 125 Policy PR8 (point 25)	Minor text change	25. The application shall be supported by a Heritage Impact Assessment which will identify 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>	No	Does not change the findings of the HRA.
Main 108	Page 125 Policy PR8 (point 26)	Minor text change	'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>	No	Does not change the findings of the HRA.
Main 109	Page 125 Policy PR8 (new point)	Minor text change	Add new point 28 to read <u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u> Re-number subsequent points	No	Does not change the findings of the HRA.
Main 110	Page 125 Policy PR8 – Land east of the A44 Point 30		Amend the final sentence to read: '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 <u>the site will contribute towards maintaining</u> a five year supply of housing. (for the site) will be maintained year on year.'	No	Does not change the findings of the HRA.
Main 111	Page 127 Paragraph 5.121		Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved <u>informal</u> access to the countryside and significant ecological and biodiversity gains primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains. The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'	No	Does not change the findings of the HRA
Main 112	Page 129 Policy PR9 – Land West of Yarnton Policies Map		Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land	No	Does not change the findings of the HRA.
Main 113	Page 130 Policy PR9 (point 1)	Minor text change	Amend to read, 'Construction of 540 530 dwellings (net) on approximately 25 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'	No	Policy PR9 was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. Recreation Although there is an increase in housing at PR9 it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. Water Quality The provision of policies ESD8 and ESD9 of the

					<p>adopted plan mean that development at PR9 will not have an effect on the integrity of the Oxford Meadows SAC.</p> <p>Groundwater Flow</p> <p>The location and extent of PR9 has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge.</p> <p>Air Quality</p> <p>The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment.</p> <p>Therefore, the change in housing numbers does not change the findings of the HRA</p>
Main 114	Page 130 Policy PR9 – Land West of Yarnton Point 3		Amend to read: 'The provision of 4.6 1.8 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'	No	Does not change the findings of the HRA.
Main 115	Page 130 Policy PR9 – Land West of Yarnton Point 5		Amend to read: 'Public access within the 74 hectares of land The provision of public open green space as informal parkland on 24.8 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	No	Does not change the findings of the HRA.
Main 116	Page 130 Policy PR9 – Land West of Yarnton Point 7		Insert 'The retention of 39.2 hectares of land in agricultural use in the location shown'	No	Does not change the findings of the HRA
Main 117	Page 130 Policy PR 9 - Land east of the A44 Point 8(a)		Add a second sentence to point 8 (a) to read: 'Minor variations in the location of specific uses will be considered where evidence is available.'	No	Does not change the findings of the HRA.
Main 118	Page 130 Policy PR9 (point 8(b))	Minor text change	Amend to read: 'At least two separate points of vehicular access and egress to and from the A44 with a connecting road between.	No	The updated HRA Stage 1 concluded that Policy PR9 may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that with the policies in the adopted plan and further assessment in respect of air quality there would be no effect on the integrity of the Oxford Meadows SAC. Does not change the findings of the HRA.
Main 119	Page 132 Policy PR9 (point 11)	Minor text change	Amend to: "11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, and protected and notable species surveys as appropriate, including 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"	No	Does not change the findings of the HRA.

Main 120	Page 132 Policy PR9 (point 14)	Minor text change	Amend to read 'The application should demonstrate that Thames Water and the Environment Agency 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.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR9 may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 121	Page 132 Policy PR9 (point 16)	Minor text change	Amend to read '...mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme. '	No	Does not change the findings of the HRA.
Main 122	Page 132 Policy PR9 (new point) (page 132)	Minor text change	Add new point 17 to read ' The application shall include a management plan for the appropriate re-use and improvement of soils ' Re-number subsequent points	No	Does not change the findings of the HRA.
Main 123	Page 133 Policy PR9 – Land west of Yarnton Point 18		Amend the final sentence to read: '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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.'	No	Does not change the findings of the HRA.
Main 124	Page 135 to 137 Woodstock – Paragraphs 5.124 to 5.139		Delete paragraphs 5.124 to 5.139.	No	Does not change the findings of the HRA.
Main 125	Page 138 to 144 PR10 – Policies Map – Land south East of Woodstock		Delete Proposals Map and Key	No	Does not change the findings of the HRA.
Main 126	Page 139 to 143 PR10 – Land South East of Woodstock		Delete Policy PR10	No	Does not change the findings of the HRA.
Main 127	Page 145 Paragraph 5.143	Minor text change	Amend to read: 'The Council's Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform.	No	Does not change the findings of the HRA.
Main 128	Page 146 Paragraph 5.148		Amend to read:	No	Does not change the findings of the HRA.

			'...liaison on infrastructure issues will be required with partner authorities including the County Council, and Oxford City Council and West Oxfordshire District Council ..'		
Main 129	Page 146 Paragraph 5.148		In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council and Oxford City Council and West Oxfordshire District Council . for example to ensure a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	No	Does not change the findings of the HRA.
Main 130	Page 147 Policy PR11 – Infrastructure Delivery Point 1		The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, West Oxfordshire District Council , Oxfordshire County Council and other service providers to:...	No	Does not change the findings of the HRA.
Main 131	Page 147 Policy PR11 (point 1(a))	Minor text change	Amend to read 'provide and maintain physical, community and green infrastructure'	No	Does not change the findings of the HRA.
Main 132	Page 148 Policy PR11 – Infrastructure Delivery Point 2	Minor text change	Amend point 2 of the Policy to read: Completing and k 'Keeping up-to-date a Developer Contributions	No	Does not change the findings of the HRA
Main 133	Page 148 Policy PR11 – Infrastructure Delivery (point 3)	Minor text change	Amend to read ' Ensure that development proposals demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, sport , leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements including those of the Council's Developer Contributions SPD .	No	Does not change the findings of the HRA.
Main 134	Page 148 Policy PR11 - Infrastructure Delivery		Add new point 4: <u>'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'</u>	No	Does not change the findings of the HRA.
Main 135	Page 150 Paragraph 5.165 Point 2		Delete point 2	No	Does not change the findings of the HRA.
Main 136	Page 150 Paragraph 5.165 Point 3		Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can maintain contribute towards maintaining a five year supply. for their own sites .	No	Does not change the findings of the HRA
Main 137	Page 150 Policy PR12a - Delivering Sites and Maintaining Housing Supply		Delete the following: <u>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.</u>	No	Does not change the findings of the HRA.
Main 138	Page 150 Policy PR12a (5 th paragraph)	Minor text change	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 contribute in delivering a continuous five year housing land supply (i.e. measured against the local plan housing trajectory). This will be achieved via the Delivery Plans required for each strategic development site.	No	Does not change the findings of the HRA.
Main 139	Page 151 Policy PR12b - Sites Not Allocated in the Partial Review (point 3)	Minor text change	Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a <i>developable</i> site'	No	Does not change the findings of the HRA.
Main 140	Page 151 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(a))	Minor text change	Amend to read 'A comprehensive Development Brief and place shaping principles for the entire site to be agreed in advance by the Council in consultation with Oxfordshire County Council and Oxford City Council	No	Does not change the findings of the HRA.
Main 141	Page 151 Policy PR12b – Sites not allocated in the Partial Review	Minor text change	Amend the second sentence of the paragraph to read: '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 the site will contribute towards maintaining a five year supply of housing. (for the site) will be maintained year on year.'	No	Does not change the findings of the HRA.

Main 142	Page 152 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(h))	Minor text change	Amend to read 'a Heritage Impact Assessment which will identify 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> '	No	Does not change the findings of the HRA.
Main 143	Page 152 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(j))	Minor text change	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u> '	No	Does not change the findings of the HRA.
Main 144	Page 152 Policy PR12b – Sites Not Allocated in the Partial Review (new point)	Minor text change	Add as new point (3) <u>'50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework.'</u> Renumber Existing points 3 to 5 as 4 to 6.	No	Does not change the findings of the HRA.
Main 145	Page 155 Policy PR13 – Monitoring and Securing Delivery (3 rd paragraph)	Minor text change	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 <u>and associated monitoring</u> .'	No	Does not change the findings of the HRA.
Main 146	Page 162 Appendix 3 Housing trajectory	Consequential updating	Replace with updated housing trajectory	No	Does not change the findings of the HRA
Main 147	Pages 163-182 Appendix 4 – Infrastructure Schedule	Consequential change	Update infrastructure schedule	No	Does not change the findings of the HRA.
Main 148	Whole Plan Policies Maps	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (<i>note: retain shading for safeguarded land – PR3a</i>)	No	Does not change the findings of the HRA
MINOR MODIFICATIONS					
Min 1	All relevant maps	Minor change	Update the copyright on all maps	No	Does not change the findings of the HRA.
Min 2	All relevant maps	Minor change	Improve the scale bars on all maps	No	Does not change the findings of the HRA.
Min 3	All relevant maps	Minor change	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible	No	Does not change the findings of the HRA.
Min 4	All relevant maps	Minor change	Ensure all proposed land allocations appear on other policy maps (e.g, Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated	No	Does not change the findings of the HRA.
Min 5	All relevant maps	Minor change	Update layer including to show correct symbology/labelling for Ancient Woodland	No	Does not change the findings of the HRA.
Min 6	All relevant maps	Minor change	Replace BAP habitat layer with S.41 NERC Act layer	No	Does not change the findings of the HRA.
Min 7	All relevant maps	Minor change	Show Local Wildlife Sites	No	Does not change the findings of the HRA.
Min 8	All relevant maps	Minor change	Ensure Conservation Target Area layer is clearly visible on all maps	No	Does not change the findings of the HRA.
Min 9	Plan text and footnotes	Minor update	Update hyperlink to Evidence List on the Council's new website and document references	No	Does not change the findings of the HRA.
Min 10	- All policies Maps - key	Minor map change	Replace site reference number <u>on the key</u> with red site boundary notation and label it 'site boundary'.	No	Does not change the findings of the HRA.

Min 11	Executive Summary, Paragraph xxii.	Minor text additions and amendments	Amend to read as 'The policy makes it clear that 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 Housing , Communities and Local Government to...'	No	Does not change the findings of the HRA.
Min 12	Page 21 Table 3	Change in number from 200 to 2200	Replace '220' with ' 2200 '	No	Does not change the findings of the HRA.
Min 13	Page 21 Text Box (Memorandum of Cooperation, November 2016)	Minor text amendment	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	No	Does not change the findings of the HRA.
Min14	Page 35 Paragraph 3.17	Minor text amendment	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), which was completed in 2017.	No	Does not change the findings of the HRA.
Min15	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR7a	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min16	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR7b	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min17	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR9	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min18	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR10	Consequential change	Remove whole site from diagram	No	Does not change the findings of the HRA
Min19	Page 66 Paragraph 5.17 Point 2	Minor text change	Amend to read 'the clear inability for Oxford City to fully meet its own housing needs'	No	Does not change the findings of the HRA.
Min 20	Page 76 Para 5.39 Policy PR3(c)	Minor text change	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary in is this location.	No	Does not change the findings of the HRA.
Min 21	Page 77 Policy PR3 - The Oxford Green Belt Paragraph 5.39 PR3(e)		Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in the next Local Plan Local Plan Part 2. '	No	Does not change the findings of the HRA.
Min 22	Page 78 Policy PR3: The Oxford Green Belt (b)	Minor text change	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 inset Policies Map PR8 the map at Appendix 2) '	No	Does not change the findings of the HRA.
Min 23	Page 78 Policy PR3: The Oxford Green Belt (c)	Minor text change	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 inset Policies Map PR6b the map at Appendix 2) '	No	Does not change the findings of the HRA.
Min 24	Page 78 Policy PR3: The Oxford Green Belt (d)	Minor text change	Amend to read: '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 the map at Appendix 2) '	No	Does not change the findings of the HRA.
Min 25	Page 78 Policy PR3: The Oxford Green Belt (e)	Minor text change	Amend to read: '14.7 hectares of land to the north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8 the map at Appendix 2) '	No	Does not change the findings of the HRA.
Min 26	Page 80 Paragraph 5.57 2 nd sentence	Minor text change	Amend to read 'In particular cycle improvements between Oxford Parkway and Cutteslowe Roundabout could help to complete an improved route between Kidlington and Oxford'.	No	Does not change the findings of the HRA.
Min 27	Page 88 Paragraph 5.78 (line 3)	Minor text change	Amend to read '...far outweigh those adverse effects...'	No	Does not change the findings of the HRA.

Min 28	Page 89 Policies Map Policy PR6a	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 29	Page 95 Policies Map PR6b	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 30	Page 100 Policies Map PR6c	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 31	Page 101 Policy PR6c 1 st paragraph	Minor text change	Amend to read 'Land at Frieze Farm (30 hectares) will be reserved...'	No	Does not change the findings of the HRA.
Min 32	Page 105 Paragraph 5.697	Minor text change	Renumber paragraph no. 5.697 as ' 5.97 '	No	Does not change the findings of the HRA.
Min 33	Page 111 Policy PR7b – Policies Map	Presentational correction	Indicate location of orchard referred to in Policy PR7b, point 6	No	Does not change the findings of the HRA.
Min 34	Page 112 Policy PR7b Point 8	Minor text change	Amend to read '...Land East of the A44 (PR8) across the Oxford Canal,....'	No	Does not change the findings of the HRA.
Min 35	Page 113 Policy PR7b – Land at Stratfield Farm PR7b-10g	Minor text change	Amend to read: The maintenance and enhancement of significant the protected trees, existing tree lines and hedgerows	No	Does not change the findings of the HRA
Min 36	Page 114 Policy PR7b Point 13	Minor text changes	Amend to read '...phase 1 habitat survey including <u>a</u> habitat suitability index...'	No	Does not change the findings of the HRA.
Min 37	Page 123 Policy PR8 Point 18(m)	Minor text change	A An outline scheme for vehicular access by the emergency services	No	Does not change the findings of the HRA
Min 38	Page 132 Policy PR9 - Land West of Yarnton Point 15	Minor text change	Amend to read: The application shall be supported by a Heritage Impact Assessment which will include identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site' (point 15 ends)	No	Does not change the findings of the HRA
Min 39	Page 137 Paragraph 5.139	Minor text change	Amend to read '...and the emerging Cherwell Design Guide'	No	Does not change the findings of the HRA.
Min 40	Page 148 Policy PR11 – Infrastructure Delivery (point 2)	Minor text change	Amend to read: 'Completing and keeping up-to-date a Developer Contributions Supplementary Planning Document...'	No	Does not change the findings of the HRA.
Min 41	Page 149 Paragraph 5.157 1 st sentence	Minor text change	Amend to read 'We need to ensure...'	No	Does not change the findings of the HRA.
Min 42	Page 155 Policy PR13 – Monitoring and Securing Delivery (final paragraph)	Minor text change	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 Housing , Communities and Local Government to....'	No	Does not change the findings of the HRA.
Min 43	Page 158 Appendix 1- Policies Map	Minor map change	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	No	Does not change the findings of the HRA
Min 44	Page 158 Appendix 1 – Policies Map	Updating to reflect changes to other Policies Maps	Update reflecting changes to other Policies Maps	No	Does not change the findings of the HRA.
Min 45	Page 160 Appendix 2	Presentational: labelling of sites	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	No	Does not change the findings of the HRA.
Min 46	Page 160 Appendix 2 – Green Belt Plan	Consequential map change	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	No	Does not change the findings of the HRA

Min 47	Page 162 Appendix 3 – Housing Trajectory	Minor text change	Insert lines to identify 5 year period	No	Does not change the findings of the HRA.
Min 48	Page 184 Appendix 5 Monitoring framework Policy PR3 Local Plan Indicators	Consequential change	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	No	Does not change the findings of the HRA
Min 49	Page 185 Appendix 5 Monitoring framework Policy PR6 Local Plan indicators	Minor change	Delete Local Plan Indicators and replace with ' <u>Residential completions</u> '	No	Does not change the findings of the HRA
Min 50	Page 186 Appendix 5 Monitoring framework Policy PR10	Consequential change	Delete row associated with PR10	No	Does not change the findings of the HRA
Min 51	Page 190-191 Appendix 6 – Thematic Maps	Minor change	Make the following changes to the theme maps-Remove PR10 Woodstock housing allocation and the associated green infrastructure and sports provision at site PR10	No	Does not change the findings of the HRA.
Min 52	Page 193 Appendix 7- Evidence base	Minor change	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	No	Does not change the findings of the HRA

3. Conclusion

The Inspector's preliminary conclusions as contained in his Post- Hearing Advice Note indicated that site PR10 should be removed and that the allocation of 410 houses be re-distributed. Cherwell District Council has prepared proposals to re-allocate the 410 houses allocated for PR10 within the remaining sites and is proposing a number of Main Modifications and Minor Modifications to the Submission Plan.

HRA is required by Regulation 63 the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) for all projects and plans 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.

This HRA has assessed whether the Main Modifications and Minor Modifications proposed to determine whether the findings of the HRA August 2018 are still valid. No new sites are proposed in the modifications and the overall number of dwellings proposed remains unchanged.

This addendum has concluded that the Main and Minor modifications do not change the findings and conclusions of the HRA Stage 1 and Stage 2 Appropriate Assessment of the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need Proposed Submission Plan August 2018.

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An aerial photograph showing a rural landscape. The foreground is dominated by large, brownish-tan agricultural fields, some of which are divided by narrow paths or ditches. A road runs diagonally across the middle of the image. To the right, there is a residential area with many small houses and a larger building complex. The background shows more green fields and a line of trees.

**Cherwell District Council
Site LSCA51/ PR9**

**Landscape Analysis to support the Response to
the Inspector's Advice Note**

WYG/ A088250-2

September 2019

Cherwell District Council

Site LSCA51/ PR9

Landscape Analysis to support the Response to the Inspector's Advice Note

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Report Overview

1. This report assesses in landscape terms, the potential westward extent of an allocation for site PR9.
2. Under the transitional arrangements, the Partial Review is being examined against the NPPF 2012. One of the purposes of Green Belt is to assist in safeguarding the countryside from encroachment. Once defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt. Green Belt boundaries should be clearly defined, “using physical features that are readily recognisable and likely to be permanent”.
3. The LSCA51 area, defined in the Landscape Character Sensitivity and Capacity Assessment Study (LCSCA), borders Begbroke Wood, an Ancient Woodland and Local Wildlife Site, and within the area are Important Hedgerows and other strong hedgerows with mature and veteran trees. There are heritage features in the vicinity of the site: the Grade 2 listed Springhill Farm, Begbroke conservation area, the historic routes along Dolton and Frogwelldown Lanes, and ridge and furrow earthworks still extant in some fields.
4. The LCSCA identified the factors contributing to Site LSCA51’s landscape character, its sensitivity and capacity for residential development. The important characteristics of the site were identified as the ‘domed’ landform, the access or views across the landscape of the site provided by the footpath network, the mix of arable and pastureland, Important Hedgerows, linear woodland features and other hedgerows with mature trees.
5. The capacity of LSCA51 for residential development was judged to be ‘medium to low’ for most of the site.
6. Landowners, Merton College, submitted a representation to the Local Plan EIP which proposed a larger site, extending into fields to the west of those allocated by the Council, because it would allow for a central open greenspace, “create a stronger sense of place”, restore former hedgerow boundaries and provide “a robust and enduring Green Belt boundary”. The greater depth of development would “enable a higher standard of design”. Development could be phased so that advance landscape works could be implemented.
7. Main findings:
 - Factors influencing the westward extension of site PR9 include: the landform relationship of the low surrounding hills and ridges to the broad low-lying vale, where settlement is concentrated; the progression of shallow lower slopes to steeper mid-slopes, generally above the 75m contour, and the strong vegetation pattern, which reinforces the sense of enclosure of the landform, adding a sense of maturity to the landscape.
 - Effects on the landform and vegetation characteristics of the site could be mitigated by limiting the westward extent of built development so that it respects this landform relationship.
 - A buffer of publicly accessible greenspace would take the pressure off active agricultural land and protected woodland, with connections out into the wider countryside.

- Visual amenity considerations include views of the development and views within the development; the visual relationships with the road frontage to the A44, to the existing urban edge of Yarnton, and the existing footpath network.
- The future built development could be permeated by a substantial green infrastructure, accommodating surface water management, retention and enhancement of hedgerows, habitats and habitats linkages, an access network and amenity open space, and providing a setting to the new residential areas.
- A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives.

8. Review against policy:

- Following the guidance in NPPF and CDC's Green Belt Study, the revised Green Belt boundary should be drawn along the edge of the built development to provide a "strong boundary", with road frontage to the greenspace beyond rather than rear garden boundaries.
- The buffer of accessible greenspace would provide a defensible transition to the land retained in agricultural use.

9. Conclusions:

- The landscape of LSCA51 could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained.
- The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour.
- A substantial green infrastructure for the development and the outer buffer of accessible greenspace will need to be secured through a development brief and a long-term management plan.

1.0 Introduction

1.1.1 WYG is instructed by Cherwell District Council (CDC) to assess, in landscape terms, the potential westward extent of an allocation for site PR9, and advise on the possible treatment of the new urban edge. A proposal for a school playing field in the south of the area is also to be evaluated.

1.1.2 At the Examination in Public (EIP) Hearings in February 2019, CDC site proposals included part of the study area for the Landscape Character Sensitivity and Capacity Assessment Study (LCSCA)¹ identified as site LSCA51. This was an area along the

¹ WYG Environment Planning Transport Limited for Cherwell District Council, Local Plan Part 1 Partial Review, Landscape Character Sensitivity and Capacity Assessment June 2017:

eastern edge of LSCA51, identified as PR9. A more extensive site was put forward by the Merton College, the Proposers, supported by a landscape and urban design study by Define, known in this report as the “530 dwelling site” or “530 scheme”.

1.1.3 In his Post Hearing Advice Note, the Inspector had some sympathy with the points made by the site promoters in relation to the depth of development allowed for in the overall allocation. He considered that there was scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout. This report sets out:

- The factors influencing the possible extension of site PR9 westward into LSCA51, that could accommodate residential development in a way that would fit with its landscape context and relate well to the settlement of Yarnton;
- An assessment, in landscape terms, of the Proposers’ ‘530 dwelling site’ proposal, as shown on the plans prepared by Define on behalf of the Proposers;
- Analyses to identify key features of the site to be protected and mitigation measures for the potential allocation;
- Advice on the possible treatment of a new urban edge to the new Green Belt boundary.
- Comment on the school playing field proposal.

1.1.4 This report provides part of the evidence base for CDC’s assessment of the alternative options and modifications proposed. It is illustrated by plans and photographs included within **Appendix 4**, as follows:

- Figure 01 LSCA51 Site Plan
- Figure 02 Site Plan - Aerial
- Figure 03 Landscape Designations
- Figure 04 Topographic analysis: wider context
- Figure 05 Topography & vegetation - Site
- Figure 06 Landform, Vegetation & PR9 Boundaries

1.2 Policy & Designations

National Planning Policy Framework 2012 (NPPF)

1.2.1 The NPPF “sets out the Government’s planning policies for England and how these should be applied”. It was first published in 2012 and revised in 2018, with “minor clarifications to the revised version” in 2019. Section 13 is titled “Protecting Green Belt Land”. Under the transitional arrangements, the Partial Review is being examined against the NPPF 2012.

<https://www.cherwell.gov.uk/downloads/download/388/landscape-character-sensitivity-and-capacity-assessment-june-2017-part-1> [accessed 190909]

1.2.2 Under the heading 'Achieving sustainable development', section 9 deals with 'Protecting Green Belt land'.

1.2.3 Paragraph 79 is introductory and 80 sets out five purposes of Green Belt:

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- 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.

1.2.4 Of these, the 3rd purpose is most relevant to landscape considerations of potential development proposals. Paragraph 81 provides further guidance relevant to landscape and visual amenity:

81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

1.2.5 Paragraph 85 advises local planning authorities on defining Green Belt boundaries, including that boundaries should be clearly defined, "using physical features that are readily recognisable and likely to be permanent".

Local Plan

1.2.6 In preparing its draft local plan, Cherwell District Council carried out a Green Belt Study and the LCSCA .

CDC Green Belt Study, 2017²

1.2.7 This study appraised strategic development sites against the five purposes of Green Belt set out in NPPF, and "the relative harm (or otherwise) to the Green Belt that may result from their potential release for development".

1.2.8 §5.9 states: "Should the District decide to release land from the Green Belt, we recommend that outline policy guidance or masterplans are prepared as part of the

² LUC for Cherwell District Council, [Cherwell Green Belt Study Final Report](https://www.cherwell.gov.uk/downloads/download/375/cherwell-green-belt-study-april-2017-and-addendum-june-2017-part-1), April 2017: <https://www.cherwell.gov.uk/downloads/download/375/cherwell-green-belt-study-april-2017-and-addendum-june-2017-part-1> [accessed 190909]

Local Plan process. These masterplans should draw on the findings of this Green Belt Study to indicate precise development areas, new defensible Green Belt boundaries (existing or new features) and appropriate development heights and densities. Such an approach, together with specific policies for the development of the land, would help to engender public confidence and support, as well as mitigate harm to the remaining Green Belt”.

- 1.2.9 §3.32-3.33 of the study report considered beneficial uses of Green Belt land and mitigation measures to reduce harm to the Green Belt where areas are removed from it.

LCSCA, 2017

- 1.2.10 This study analysed the landscape and visual sensitivity and capacity of a range of areas for different kinds of development, including area LSCA51: see §2 below for a summary of its findings.
- 1.2.11 The LCSCA study was carried out by WYG on behalf of Cherwell District Council (CDC), as part of the evidence base for the Partial Review of the adopted Cherwell Local Plan Part 1. It considered 41 sites in the south of Cherwell District, around the settlements of Kidlington, Yarnton, Begbroke, Islip and Shipton on Cherwell. The study area for this site was identified as site LSCA51 for the purposes of the study.
- 1.2.12 The evaluation of the study site LSCA51, of which PR9 is a part, is provided in section 23 of the report. The LSCA51 study area extends westward from the A44 and the western edge of Yarnton to fields to the west of Frogwelldown Lane, south to Cassington Road and north west to a field beyond Springhill Road, bordering Bladon Heath. The study site encircles Begbroke Wood, but does not include it.
- 1.2.13 The area under consideration for Policy PR9 lies to the west and north-west of Yarnton, bounded to the east by the A44 Woodstock Road and extending into fields to the west of those allocated by the Council in the submission Local Plan (Policy PR9). To the north and east of the A44 Begbroke Policy site PR8 extends from the eastern side of the A44 between Begbroke, Yarnton and Kidlington further to the east.
- 1.2.14 The site is within National Character Area 108: Upper Thames Clay Vales, Regional Character Area Upper Thames Vale, Wooded Estate Lands landscape type, and Local Character Area Lower Cherwell Floodplain, landscape types R2: Large Scale Undulating Farmland/ R2b Rolling Arable Landscape with Strong Field Pattern, Copses & Hedgerow Trees, and type R3: Large-Scale Enclosed Farmland/ R3a Large-Scale Arable Farmland Enclosed by Woodland Belts³.

³ LCSCA, §23 LSCA51 (see Appendix 2)

- 1.2.15 Key characteristics identified in these landscape character assessment, relevant to the site and its landscape context include:
- At National level: low-lying clay-based flood plains ... the large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north;
 - At Regional level: rolling topography with localised steep slopes; large blocks of ancient woodland and mixed plantations; regularly shaped field pattern dominated by arable fields.
 - At Local level: arable farming facilitated by improvements in drainage resulting in large flat fields used for cereal crops; major roads are dominant features including the A44.
- 1.2.16 The area under consideration for Policy PR9 reflects these landform characteristics. It is in agricultural land use both arable and pastureland, and borders Begbroke Wood, which is an Ancient Woodland and a Local Wildlife Site. Within the area are Important Hedgerows and other strong hedgerows with mature trees. The arable fields are large and on the higher land to the west, and the southern arable field slopes distinctly eastwards towards the edge of Yarnton. The southern arable field was enlarged through hedgerow removal between 1955 and 1981⁴.
- 1.2.17 The PR9 area is on land rising from a broad lowland vale, generally below the 75m AOD contour, which is surrounded by low hills and ridges rising to about 120m, with a few higher points, such as Wytham Hill, 3.5-4km to the south, at about 160m AOD. These give a sense of edge definition to the broad vale.
- 1.2.18 Settlement in the near and wider landscape context, including Yarnton, Begbroke and Kidlington, is generally located in the lowland, below the 70m AOD contour.
- 1.2.19 The LCSCA identified the factors contributing to Site LSCA51's landscape character, its sensitivity and capacity for residential development as:
- Domed landform, the land gradually climbing to a high point immediately to the north-west of Begbroke Wood;
 - Good footpath network crossing the site enabling either access to most areas or views across the agricultural landscape of the site;
 - Land use a mix of arable and pasture divided by mature hedgerows and fences with hedgerow trees and 'linear woodland features';
 - Drainage ditches following several field boundaries, draining generally to the south;

⁴ See historic maps 1811-2018 in Gerald Eve, [Partial Review of the Cherwell Local Plan 2011-2031, Hearing Statement in respect of Matter 7: Yarnton, on behalf of Merton College Oxford](https://www.cherwell.gov.uk/download/downloads/id/6247/pr-c-1397-gerald-eve-on-behalf-of-merton-college.pdf) (Gerald Eve Hearing Statement): <https://www.cherwell.gov.uk/download/downloads/id/6247/pr-c-1397-gerald-eve-on-behalf-of-merton-college.pdf> [accessed 190909]

- Springhill Farm, a Grade2 listed building immediately south of Begbroke Wood, prominent in views from within the site;
- Variety of views from different parts of the site: long and short distance, panoramic and confined views, depending upon location and direction of view, for example:
 - From centre of the site, long distance panoramic views to the south, west and north-west over the rolling landscape to the distant landscape horizon and, to the south-east, towards Yarnton;
 - From lower lying land in the north-east of the site, more constrained views, filtered by vegetation within the site and the wider landscape.

Landscape character sensitivity

- 1.2.20 The LCSCA judged landscape character sensitivity from a combined consideration of landscape sensitivity and visual sensitivity. Landscape sensitivity in turn comprised judgements of 'natural', 'cultural', 'aesthetic' and 'landscape quality and condition' factors. Visual Sensitivity comprised judgements of 'general visibility', 'sensitivity of population' and 'mitigation' factors.
- 1.2.21 The combined landscape sensitivity of the site was assessed as 'medium', and the combined visual sensitivity of the site was also assessed as 'medium', together giving an overall sensitivity of 'medium'.
- 1.2.22 In addition, landscape value was assessed, taking into account valued natural elements present in the site or environs, cultural elements, scenic value and tranquillity, as well as perceived value, as expressed in, for example, recreation value. The combined landscape value of the site was assessed as 'medium'.
- 1.2.23 In relation to the capacity of the study site (LSCA51) for residential development, the study concluded it to be 'medium to low' for most of the site, the main reason being that "the land rises to a localised plateau making it highly visible within the surrounding area" (LCSCA §23.8). It also advised that there may be "localised opportunity in the south east of the site adjacent to the existing urban edge of Yarnton".
- 1.2.24 The study identified potential for the existing green linkages and footpath network to be enhanced and potential for woodland development, through "enhancement of the green linkages already present within the site area and connecting to the Local and District Wildlife Sites beyond the site area".
- 1.2.25 In relation to future management and maintenance of the area, it recommended enhancement of the network of mature hedgerows and providing connection to the Local Wildlife Site.

Additional description

- 1.2.26 The LSCSA considered the area of LSCA51, a considerably more extensive area than being considered for allocation in the Local Plan. Additional appraisal was carried out for the purposes of the EIP, focussed more on the specific characteristics of the area that could inform allocation decisions.
- 1.2.27 The important characteristics of the site have been identified as the landform, the access or views across the landscape of the site provided by the footpath network, Important Hedgerows, linear woodland features and other hedgerows with mature trees. There are also heritage features in the vicinity of the site: the Grade 2 listed Springhill Farm, Begbroke conservation area, the historic routes along Dolton and Frogwelldown Lanes, and ridge and furrow earthworks still extant in some fields⁵.
- 1.2.28 The footpath network includes the footpath and bridleway route along the historic Dolton Lane in the north of the area and Shakespeare Way long distance footpath along Frogwelldown Lane, from Yarnton and continuing north around Begbroke Wood.
- 1.2.29 Landform is the defining characteristic of the area under consideration. The site is located on slopes rising to one of these enclosing ridges, from about 70m AOD at the A44 to a broad plateau between about 96m – 100m AOD, open in the south, corresponding with Frogwelldown Lane to the west, and wooded at Begbroke Wood to the north-west. The lower slopes are gentle, shallower than 1:20; the mid-slopes are steeper at between 1:20 and 1:12 and steeper in part of the south; the plateau is shallower than 1:50. The steeper mid-slopes are generally between the 75m and 93m AOD contours in the southern part of the area and between 79m and 101m AOD (within Begbroke Wood) in the north of the area.
- 1.2.30 The shallow lower slopes relate well with the landform pattern of the built up area of Yarnton and Begbroke (and allocation PR8), and with the A44 corridor. The open plateau and the wooded part of the plateau are contrasting features, and their enclosure of the lower slopes is emphasised by the relative steepness of the mid-slopes.
- 1.2.31 The historic maps also show that the large arable field occupying much of the south of the site (LSCA51) was created by the removal of hedgerows defining an irregular field pattern, between 1955 and 1981.
- 1.2.32 The remaining hedgerows and linear woodland features augment the enclosing function of the landform, with many large and veteran trees⁶ adding a sense of maturity to the landscape. This is a landscape structure that development proposals can be related to. It can provide a sense of place, as ready-made mature landscape features and a skeleton on which to build a green infrastructure: habitats and habitats linkages, cultural heritage, greenspaces and corridors along which an access network for existing

⁵ Historic maps 1811-2018 in Gerald Eve Hearing Statement

⁶ Gerald Eve Hearing Statement, pp44-47

and future residents could be developed. It can also provide a backdrop and setting to the new residential areas.

2.0 CDC's allocation of land for Draft Policy PR9

- 2.1.1 The Council's Written Statement for the EIP7 focuses on site specific issues relating to the allocation of land at Yarnton proposed by Policy PR9.
- 2.1.2 Section 10 of the Statement states: The Council considers that the landscape constraints and lack of clear features immediately to the west of the proposed allocation are such that it would not be acceptable to revise either the site or proposed Green Belt boundary.
- 2.1.3 Section 14: The Cherwell Green Belt Study (CD PR40) considered the larger area as site PR51 (equivalent to LSCA51), and assessed it in three parcels:
- PR51a: between Begbroke, Begbroke Wood and the A44;
 - PR51b: between Yarnton, the Frogwelldown Lane track and Begbroke Wood;
 - PR51c: the hilltop and land sloping away to the west, north and south.
- 2.1.4 The Study concluded that the release of PR51a and PR51c would have high harm to the purposes of the Green Belt, and PR51b would have from moderate to high harm (p.163-169).
- 2.1.5 Section 18 refers to the larger area of site LSCA51 and noted the assessment of capacity for residential development, and the conclusion of 'medium capacity' in the south-east of the site adjacent to Yarnton. The Council considered (Section 18) that, 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".
- 2.1.6 The proposed submission allocation was limited to lower-lying land adjacent to Yarnton, entirely below the 75m AOD contour and mainly below the 73m contour. The area is

⁷ Examination of the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Needs Hearing – 12 February 2019 Written Statement by Cherwell District Council: Matter 7 – Yarnton (CDC Hearing Statement): <https://www.cherwell.gov.uk/download/downloads/id/8685/matter-7-written-statement-%E2%80%93-cherwell-district-council.pdf> [accessed 190909]

bounded by existing hedgerows that would define the revised Green Belt boundary. Other considerations were: protecting the setting of Begbroke Conservation Area, identifying opportunities for improving access to the countryside and informal recreation while protecting important landscape, a new Local Nature Reserve proposed near the existing school, a new community woodland close to Begbroke Wood, and opportunity for enhanced green infrastructure within the Green Belt, with connected wildlife corridors.

- 2.1.7 The Written Statement concludes that “the development of site PR9 would be reasonable and sustainable to help meet Oxford’s pressing housing needs, deliver the Plan’s vision and achieve its objectives”, that “high quality development can be achieved while avoiding unacceptable harm to interests of acknowledged importance and maintaining the overall integrity of the Green Belt and its essential characteristics”, and would offer the opportunity to “provide benefits for the local community and achieve positive use of land within the Green Belt”.

3.0 Review of Proposer’s Representation

- 3.1.1 Landowners, Merton College, submitted a representation to the Local Plan EIP regarding potential residential development on part of LSCA51, under Matter 7, Policy PR9 Yarnton⁸. They propose a larger site than the Council, extending into fields to the west of those allocated by the Council.
- 3.1.2 Appendix A of the Representation was a “Design Quality and Delivery Statement”, prepared by Define and dated January 2019, in the Introduction to which it is described as assessing “Merton College’s preferred development scenario against Cherwell District Council’s (CDC) policy preference for 440 dwellings over a gross site area of around 16 hectares (which delivers just under 10 hectares of net development area)”. The 440 homes figure was proposed by the Council as a focussed change thereby reducing the submission proposed capacity of 530 homes. This change was proposed in response to objections received and to “improve the deliverability of the site and achieve a high quality of design”.
- 3.1.3 It presents a ‘Framework Plan’ as Figure 05, with a Summary: “... having assessed and mapped technical site constraints including ecology, drainage, arboricultural, acoustic, transportation, landscape and visual and utilities, development scenario PR9 can deliver 530 dwellings and a home work/ community hub at around 35 dwellings per hectare (with a net developable area of just over 15 hectares). The ‘development scenario PR9’ referred to in the document is a larger site than the Council’s proposed submission allocation, extending it westwards beyond the existing hedgerows that defined the allocated Draft Policy PR9 site.

⁸ Gerald Eve Hearing Statement

- 3.1.4 The justification for the larger site included that it would allow for a central open greenspace, which could be overlooked from the housing areas, that it would be possible to “create a stronger sense of place”, to restore hedgerow boundaries along lost historic alignments for “a robust and enduring Green Belt boundary”, and development could be phased so that it need not take place adjacent to the new Green Belt boundary for 5 years, allowing “implementation of advance landscape works, which creates sufficient time for this boundary to mature and be robust”.
- 3.1.5 It also concludes that the development envisaged on the extended site would deliver “high quality design” and a more cohesive relationship with Yarnnton, connected by “a well overlooked route to the existing Primary School”, and the “greater depth of development [would allow] for increased variety and facilities within the scheme, enabling a higher standard of design”.

4.0 Analysis

4.1 Factors influencing the westward extension of site PR9

- 4.1.1 From the landscape analysis of the site in LCSCA, discussions with CDC and from observations and analysis on site, the following criteria or guidelines for locating a possible development area within the LSCA51 site were derived:
- The existing relationship of built up areas to the landform of the area is that development is located on the lower land of the broad vale, generally below the 70m AOD contour;
 - It is important to the landscape character of the area that the edges of the broad vale, defined by low hills and ridges, rising to about 120m AOD, are not breached by built development;
 - As noted in the landscape description, the steeper mid-slopes of the LSCA51 area are generally above the 75m AOD contour (or 79m in the north of the site). The objective of keeping the built development in the lower landform can be judged in relation to the 75m contour, as a starting point;
 - The vegetation pattern may offer a structure to define both the character of a new residential area and a boundary to the Green Belt, and has potential for enhancement by restoring weak or gappy hedgerows, restoring some of the former smaller-scale fieldscape, and managing and maintaining the mature/ veteran trees.
- 4.1.2 Taking the 75m AOD contour as a baseline, the ‘530 scheme’ would be largely below this level and below the steeper mid-slopes of the LSCA51 area. The part that would extend above the 75m contour (to about 76m) would be on gentler lower slopes of a spur of land contained within the large central field which is strongly enclosed by important hedgerows and ‘linear woodland features.

4.2 Key features of the site and mitigation measures

4.2.1 The key features or characteristics of the site identified in the LCSCA are summarised in §1.3.9 and §1.3.17 above.

4.2.2 Features of the site to be considered in relation to the proposals include:

- The rising landform;
- Mix of arable and pasture land use;
- Good footpath network;
- Mature hedgerows with mature and veteran trees, and 'linear woodland features';
- Variety of views from different parts of the site.

4.2.3 CDC's Hearing Statement also noted that "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".

4.2.4 In addition, ridge and furrow earthworks occur in the large central field and the hedgerows on the western, southern and eastern sides of this field are Important Hedgerows.

Mitigation measures

4.2.5 Effects on the landform characteristic of the site can be mitigated by limiting the westward extent of built development so that it respects the relationship of the rising landform to the pattern of settlement in the lower land.

4.2.6 Development for housing would inevitably take land out of agricultural land use. A buffer of open spaces formed as fields of pasture (or, potentially, meadow) as publicly accessible greenspace, would take the pressure off potential desire to access what would be active agricultural land. It would also relieve pressure to access the protected woodland, especially if woodland were developed within or close to the new residential areas.

4.2.7 The footpath network available can provide the basis for connectivity from the development area out into the wider countryside, while providing a local network within the new residential areas, integrated with its green infrastructure.

4.2.8 Visual amenity considerations apply both to views of the development and views from within the development and will need to be addressed in the design of the development. There will be visual relationships with the road frontage to the A44 and to the existing urban edge of Yarnton, as well as the existing footpath network.

4.2.9 Views from within the development may be close views of the development and its landscape infrastructure as well as out to the landscape setting, both the countryside and local settlement.

- 4.2.10 Westward extension of the proposed development area could result in up to half the central field being built over, with permanent loss of some ridge and furrow earthworks. The remaining ridge and furrow earthworks could be retained within the proposed buffer green spaces and peoples' appreciation and knowledge could be boosted by interpretive material.
- 4.2.11 The design approach of laying out a residential development in this area could place emphasis on permeation of the built development areas with a substantial green infrastructure. Surface water management via a SuDS approach could be accommodated, as well as retention and enhancement of existing hedgerows with their mature and veteran trees, habitats and habitats linkages, an access network and connections into the wider surroundings, amenity open space and providing a setting to the new residential areas.
- 4.2.12 A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives, and especially for the publicly accessible greenspace in the fields bordering the built development and providing a buffer to the agricultural countryside beyond.

4.3 Treatment of a new edge to the Green Belt

- 4.3.1 NPPF advises that boundaries should be clearly defined, "using physical features that are readily recognisable and likely to be permanent".
- 4.3.2 The Green Belt Study considered how new boundaries to the revised Green Belt should be determined, in "Task 4: Assessment of Potential Alternative Boundaries". These included the contribution of boundary features to Green Belt purposes, as separating or connecting features and noted:

3.32 Features considered to constitute **strong potential Green Belt boundaries** include **natural features such as substantial watercourses and water bodies**, and **man-made features such as motorways, A and B roads and railway lines**. Less prominent or less permanent features such as **walls, woodland, hedgerows, tree lines, streams and ditches are considered to constitute moderate strength boundaries**, and edges lacking clear definition on the ground will form weaker boundaries.

3.33 The suitability of an alternative Green Belt boundary also depends on its **relationship with existing boundaries** in terms of the resulting form. **An overly extended or convoluted shape is likely to cause greater harm** than a simpler, more direct alignment in terms of its impact on the relationship between built development and open countryside. For each of the assessment parcels, commentary is provided on the nature of the existing boundary and any suggested alternatives.

- 4.3.3 Following NPPF §85 that new boundaries should be physical features that are readily recognisable and likely to be permanent, and §3.32 of the Green Belt Study, the revised Green Belt boundary would be drawn along the edge of the built development. To

provide a “strong boundary”, this should preferably have road frontage to the greenspace beyond, rather than rear garden boundaries.

- 4.3.4 The buffer of accessible greenspace as fields bound by hedgerows would be in the Green Belt and would provide a defensible transition to the land retained in agricultural use, and would both reinforce and soften the “harder” boundary at the edge of the built development. As noted already, this will need to be secured through the development brief and a long-term management plan.

5.0 Summary and Conclusions

- 5.1.1 The Inspector at the Examination in Public hearings considered that there was scope to extend the PR9 site westwards to accommodate development in a “more interesting design and layout”. The landscape and visual factors that would support setting the extent of a westward extension of site PR9 were examined. The establishment of a clearly defined new boundary to the Green Belt was considered, and ways of “enhancing the beneficial use of the Green Belt land”, as sought by NPPF 2012.
- 5.1.2 Cherwell District Council had carried out a Green Belt Study and a Landscape Character Sensitivity & Capacity Assessment (LCSCA) in preparing the Draft Local Plan.

Main findings

- 5.1.3 Site PR9 is part of study site LSCA51 of the LCSCA. Factors contributing to its landscape character, sensitivity and capacity for residential development included: the landform, rising westwards; good footpath network; mixed arable and pasture land use; mature hedgerows (some ‘Important’) and hedgerow trees; variety of views from different parts of the site, Begbroke Conservation Area to the north and Spring Hill Farm Grade II listed building.
- 5.1.4 The capacity of the study site for residential development was judged to be ‘medium to low’ for most of the site, as the land rising to a local plateau to the west makes it highly visible from the surrounding area. Potential for enhancement of the access network and woodland development was identified, and for enhancement of the network of mature hedgerows.
- 5.1.5 Additional detailed appraisal for this report identified landform as the defining characteristic of the area under consideration. The wider area is a broad vale enclosed by gentle hills and ridges, on one of which area LSCA51 is located. Within LSCA51, the land rises westward from about 70m at the A44, first in shallow slopes, then more steeply to a plateau at about 100m.

- 5.1.6 The strong hedgerows and linear woodland features augment the enclosing function of the landform. The southern open arable field is the product of hedgerow clearance between 1955 and 1981.
- 5.1.7 These features provide a landscape structure that development proposals can be related to: a skeleton on which to build a green infrastructure, provide a sense of place, and access and greenspace network for existing and future residents. It can also provide a backdrop and setting to the new residential areas.
- 5.1.8 CDC's submission land allocation for Policy PR9 was limited to lower-lying land adjacent to Yarnton, below the 75m contour, and existing hedgerows would define the revised Green Belt boundary. Other considerations were: protecting the setting of Begbroke Conservation Area, improving access to the countryside and informal recreation, protecting important landscape, a new Local Nature Reserve and new community woodland close to Begbroke Wood, and enhanced green infrastructure within the Green Belt, with connected wildlife corridors.
- 5.1.9 The Council's Written Statement states that "high quality development can be achieved while avoiding unacceptable harm to interests of acknowledged importance ..." and would "provide benefits for the local community and achieve positive use of land within the Green Belt".
- 5.1.10 Landowners, Merton College, submitted a representation to the Local Plan EIP regarding potential residential development on part of LSCA51, but a larger site extending into fields to the west of those put forward by the Council.
- 5.1.11 A 'Framework Plan' was presented with the justification for the larger site that it would allow for a central open greenspace, "a stronger sense of place", restoration of hedgerow boundaries along lost historic alignments for "a robust and enduring Green Belt boundary". Development could be phased so that "advance landscape works" could be carried out. It also concludes that the "greater depth of development [would allow] for increased variety and facilities within the scheme, enabling a higher standard of design".

Analysis and potential for mitigation

- 5.1.12 The landform relationship of the low surrounding hills and ridges to the broad low-lying vale, where settlement is concentrated, is one of the main considerations when locating development within LSCA51. This is emphasised by the progression of shallow lower slopes to steeper mid-slopes, generally above the 75m contour. The strong vegetation pattern reinforces the sense of enclosure of the landform,⁹ adding a sense of maturity to the landscape.

⁹ Gerald Eve Hearing Statement, pp44-47

- 5.1.13 Effects on the landform and vegetation characteristics of the site could be mitigated by limiting the westward extent of built development so that it respects the relationship of the rising landform to the pattern of settlement in the lower land.
- 5.1.14 A buffer of publicly accessible greenspace would take the pressure off what would be active agricultural land as well as the protected woodland, with a local network within the new residential areas, integrated with its green infrastructure, and connections out into the wider countryside.
- 5.1.15 Visual amenity considerations apply both to views of the development and views from within the development, the visual relationships with the road frontage to the A44, to the existing urban edge of Yarnton, and the existing footpath network.
- 5.1.16 The future built development could be permeated by a substantial green infrastructure, accommodating surface water management, retention and enhancement of existing hedgerows, habitats and habitats linkages, an access network and connections into the wider surroundings, amenity open space, as well as providing a setting to the new residential areas.
- 5.1.17 A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives, and especially for the accessible greenspace in the fields put forward as bordering the built development and providing a buffer to the agricultural countryside beyond.
- 5.1.18 There is some ridge and furrow earthworks in the large central field, up to half of which could be lost, but the remainder could be retained within the proposed buffer green spaces and peoples' appreciation and knowledge could be boosted by interpretive material.

5.2 Policy considerations

- 5.2.1 The 3rd purpose set out in NPPF 2012 paragraph 80 is most relevant to landscape considerations of potential development proposals. Paragraph 81 provides further guidance, to "plan positively" to enhance the beneficial use of the Green Belt; opportunities for access, for outdoor sport and recreation, and to retain and enhance landscapes, visual amenity and biodiversity.
- 5.2.2 Following the guidance in NPPF paragraph 85 and the Green Belt Study, the revised Green Belt boundary should be drawn along the edge of the built development. To provide a "strong boundary", this should preferably have road frontage to the greenspace beyond, rather than rear garden boundaries.
- 5.2.3 The buffer of accessible greenspace would provide a defensible transition to the land retained in agricultural use, and would both reinforce and soften the "harder" boundary at the edge of the built development.

5.3 Conclusions

- 5.3.1 The landscape of LSCA51 could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained.
- 5.3.2 The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field and the shallower slopes continuing to about the 78m contour here could accommodate development to about that level.
- 5.3.3 A substantial green infrastructure for the development and the outer buffer of accessible greenspace will need to be secured through the development brief and a long-term management plan.

Appendix 1 Landscape Character¹⁰

<p><u>National Character Area 108: Upper Thames Clay Vales</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • Low-lying clay-based flood plains encircle the Midvale Ridge. • The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. • Woodland cover is low at only about 3 per cent. • Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. • In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. • Gravel extraction has left a legacy of geological exposures. • Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. • Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. • Brick and tile from local clays, timber and thatch are traditional building materials across the area. • Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns. 	<p><u>(OWLS) Regional Character Areas:</u></p> <ul style="list-style-type: none"> • Upper Thames Vale <p><u>(OWLS) Landscape Type: Wooded Estatelands</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • Rolling topography with localised steep slopes. • Large blocks of ancient woodland and mixed plantations of variable sizes. • Large parklands and mansion houses. • A regularly shaped field pattern dominated by arable fields. • Small villages with strong vernacular character.
<p>Cherwell District Landscape Assessment</p>	
<p><u>Character Area: Lower Cherwell Floodplain</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • Fringe landscapes associated with Kidlington. • Surface geology of terrace gravels and alluvial deposits associated with the River Cherwell and River Thames. • Arable Farming facilitated by improvements in drainage resulting in large flat fields used for cereal crops. • Influence of Oxford is substantial. • Pylons and overhead cables radiate from a substation at Yarnton which dominate the skyline. • Major roads are dominant features including the A40, A44, A4260 and the A34. • Around Kidlington the visual influence of the urban edge extends over considerable distances resulting in an urbanised effect. 	<p><u>Landscape Type: Rural Type R3a Large-scale arable farmland enclosed by woodland belts</u></p> <ul style="list-style-type: none"> • A landscape of level or gently rolling arable land with large fields and a weak hedgerow structure. Unlike the other large-scale arable farmland types, views are interrupted and contained by strong belts of trees and woodland which also provide a definite structure to the landscape. <p><u>Landscape Type: Rural Type R2b Rolling arable landscape with strong field pattern, copses and hedgerow trees</u></p> <ul style="list-style-type: none"> • The topography of this type is as variable as for type R2a, but the landscape is more clearly defined. Dense hedges and lines of hedgerow trees provide a good structure, and small copses and coverts puncture views over rolling arable fields; Many of the hedgerow trees are still in very good condition, although mature.

¹⁰ WYG Environment Planning Transport Limited for Cherwell District Council, Local Plan Part 1 Partial Review, Landscape Character Sensitivity and Capacity Assessment June 2017



Appendix 2 LSCSA, June 2017 - §23 LSCA51

23. LSCA51 Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood

23.1 Site Overview

23.1.1 The site is located to the west of Begbroke and Yarnton, immediately west of the A44 Woodstock Road and approximately 0.5 km north of Worten. 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 beyond the site and District boundary there are large areas of woodland which are Ancient and Semi-Natural woodland and Ancient Replanted woodland.

23.1.2 The site is located within National Character Area 108: Upper Thames Clay Vales. At a regional level, OWLS identifies the site as being located within the Upper Thames Vale character area and the Wooded Estate lands landscape type. At a local level the site is identified in the Cherwell District Landscape Assessment as being within the Lower Cherwell Floodplain character area and landscape type R2: Large Scale Undulating Farmland/R2b Rolling arable landscape with strong field pattern, copses and hedgerow trees; and Rural type R3: Large-Scale Enclosed Farmland/R3a Large-scale arable farmland enclosed by woodland belts.

23.2 Key Features and Site Visit Information

23.2.1 A site walkover was carried out on 8th September 2016; a copy of the site record sheet is contained within Appendix B of this report. Refer to Figure LSCA51-L for the landscape context and Figure LSCA51-L-P1 for site record photographs.

23.2.2 The site area is generally domed in its landform with localised areas of arable land in the south; the land gradually climbs to a high point located immediately to the north west of Begbroke Wood which is encompassed by the site area although excluded from it. There is a good footpath network crossing the site enabling either access to most areas or views across the agricultural landscape of the site. The land use is a mixture of arable and pasture divided by a combination of mature hedgerows and fences with hedgerow trees; there are also isolated and groups of trees, and shelterbelts within the site area. Following several the field boundaries there are drainage ditches which appear to drain generally to the south. There is an isolated property located immediately south of Begbroke Wood which although beyond the site boundary is prominent from within the site area. Views available within the area comprise long and short distance, panoramic and confined views depending upon location and direction of view. From within the centre of the site there are long distance panoramic views to the south, west and north-west over the rolling landscape to the distant landscape horizon.

To the south east views are available towards existing properties within Yarnton. On the lower lying land in the north east of the site views are more constrained and filtered by vegetation

within the site on field boundaries and within the wider landscape which restrict long distance views to the east. Although the site almost borders the edge of Begbroke, there is limited visual connection between the eastern core of Begbroke and the site area.

23.3 Landscape Sensitivity

23.3.1 The southern area of the site is dominated by arable land surrounded by well-established hedgerows and land in the north is generally semi-improved pasture surrounded again by mature hedgerows. The site surrounds Begbroke Wood and is adjacent to Bladon Heath. These areas of mixed woodland are excluded from the site. Frogwelldown Lane and Dolton Lane cross the site and are both important wildlife corridors containing mature trees and established hedgerows. Because of the varied habitats the site is likely to support protected and notable animals. The sensitivity of natural factors is medium.

23.3.2 The land has remained in agricultural use since at least the 19th century and has strong hedgerow boundaries, some of which reflect Parish and District boundaries; these are therefore considered Important under the Hedgerow Regulations. There is a medium potential for previously unrecorded archaeological remains within the site because of the presence of three Archaeological Constraint Priority Areas within the site boundary. Although not forming part of the site area, the Begbroke Conservation Area is located to the north and the agricultural landscape of the site forms part of the setting of the conservation area. The site also forms the setting of the Grade II listed Spring Hill farmhouse which is located adjacent to Begbroke wood in the centre of the site but excluded from the site area. The overall sensitivity of cultural factors is medium.

23.3.3 Due to the site topography, there is a sense of exposure in much of the area, this is partly due to the long distance views available through the site to the wider landscape. The site is crossed by utility routes however these are carried on low level timber poles and are not intrusive within the area. The sensitivity of aesthetic factors is medium.

23.3.4 The landscape is in reasonably good condition and is representative of the wider landscape that visually connects with the areas located to the north and west of the site. The field boundaries are in most locations in a good state of repair, containing a relatively large number of mature hedgerow trees and the areas of shelter belts appear maintained. The overall landscape quality and condition sensitivity is considered to be medium.

23.3.5 The combined landscape sensitivity of the site is medium.

23.4 Visual Sensitivity

23.4.1 The site is highly visible within the local landscape and wider landscape context as the land rises to a high point immediately north of Begbroke Wood located in the north of the site. The site area forms part of the visual resource of Begbroke and Yarnton however in some locations the views are foreshortened by mature field boundary vegetation. The general visibility sensitivity is considered to be medium to high.

23.4.2 There are views into the site area from surrounding villages and the local road network. There are also prolonged views of the site when passing through it on the local footpath



networks and from the footpath network within the wider landscape. There is a range of viewers with varied sensitivities affording views into the site area and as a result the sensitivity of population is considered to be medium.

23.4.3 Due to the varying nature of the site there is potential to implement landscape and visual mitigation without altering the overall character of the site. The topography of the site would not result in the noticeable foreshortening of views into and out of the site or alter the overall landscape character of the area. The sensitivity to mitigation is therefore considered to be low.

23.4.4 The combined visual sensitivity of the site is considered to be medium.

23.5 Landscape Character Sensitivity

23.5.1 The landscape character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out within Section 3 Scope and Methodology.

23.5.2 The landscape sensitivity has been assessed as medium and the visual sensitivity assessed as medium. Using the matrix in Table 3 this results in a medium landscape character sensitivity for site LSCA51.

23.6 Landscape Value

23.6.1 There are no landscape designations within the site area however Begbroke Wood located within the centre of the site comprises areas of ancient semi-natural woodland and ancient replanted woodland. Bladon Heath located to the north west of the site is also identified as ancient and semi-natural woodland. There are no statutory ecological designations located within the site area. Frogwelldown Lane District Wildlife Site non-statutory designation follows a woodland corridor leading north west from Cassington Road which passes through Yarnton. Located within the site but not forming part of the site is Begbroke wood which is ancient woodland and a Local Wildlife Site. There are also large areas of ancient woodland at Bladon Heath to the north west of the site which is also a Local Wildlife site. There are no statutory designations located within the site area. Adjacent to Begbroke Wood in the centre of the site however is Spring Hill, a Grade II listed farmhouse and to the north of the site is Begbroke Conservation Area; the site is considered to provide the landscape setting for both of these designations. There are also three non-statutory designations located within the south of the site area within the arable fields. The overall sensitivity of designations is medium to high.

23.6.2 Although there are no recognised views within the site, the site area forms the landscape setting to the east of Begbroke and Yarnton and intervisibility exists to varying extents between the villages and the site area depending upon existing mature vegetation. Along the east boundary of the site where it borders the A44 Woodstock Road the passing traffic disrupts the tranquillity of the site however elsewhere in the site there is a sense of calm and peace. The sensitivity of scenic value and tranquillity is generally therefore considered to be medium to high.

23.6.3 Although much of the land is inaccessible as it is in agricultural use, there is a reasonably good footpath network throughout the site area which in many areas appears well trodden and therefore demonstrates some value placed upon the site area. The perceived value sensitivity is therefore considered to be medium to low.

23.6.4 The combined landscape value of the site is considered to be medium.

23.7 Landscape Capacity

23.7.1 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of LSCA51 is medium for some types of development. The potential for each considered development type is discussed further below.

23.8 Capacity for Residential Development

23.8.1 Although the site has a medium capacity for development, the capacity for residential development is considered 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.

23.9 Capacity for Employment Development

23.9.1 The site is considered to have a medium to low capacity for either commercial or industrial development as the topography of the land would result in the development of this kind being highly visible from surrounding areas. There may be localised opportunity within the south of the site adjacent to the edge of Yarnton although this is also considered to have a medium to low capacity.

23.10 Capacity for Recreational Development

23.10.1 This site is considered to have a medium capacity for informal recreation using the existing green linkages and footpath network which has the potential to be enhanced. There may be isolated areas of opportunity for formal recreation on the edges of Begbroke and Yarnton but not within the wider site area and therefore a low capacity for formal recreation exists.

23.11 Capacity for Woodland Development

23.11.1 The site has a medium capacity for woodland development which has the potential to be provided through enhancement of the green linkages already present within the site area and connecting to the Local and District Wildlife Sites beyond the site area.

23.12 Future Management and Maintenance

23.12.1 The site has a good network of mature hedgerows however these are gappy in place and should be enhanced if possible; in particular providing connection to the Local Wildlife Site at Begbroke Wood in the centre of the site.



Appendix 3 The proposed school playing field

A3.1 An "Illustrative Draft" plan has been prepared by Oxford County Council (OCC) to show how playing field could be accommodated within the land identified " to facilitate the potential expansion of William Fletcher Primary School" (see below).

A3.2 The plan shows:

- a dimensioned area of 110m east to west by 154m north to south;
- "assumed" existing levels and the assumed 70m AOD contour;
- proposed levels to accommodate a playing field of 110x76m with cross falls of 1:100 north to south and 1:50 west to east;
- an access road within a corridor along the west of the site to Yarnton Residential and Nursing Home, which is to the south-west of the playing field;
- an access to the playing field from the north and a car park in the south-east corner of the site, accessed from an existing lane along the northern boundary of the school;
- a footpath along the eastern edge of the playing field connecting the northern access to the car park.

A3.3 The existing land is sloping down approximately west to east to rear boundaries of existing houses on Rutten Lane. The levels at the rear boundaries to the houses are indicated as close to the existing levels, within about 0.5m. Cutting into the landform would be needed to achieve the proposed levels. This is indicated on the plan by banking "no greater than 1:3 with 1m wide level area" to the fence between the playing field and the access road corridor.

Comment

A3.4 The playing field area would be separated from the rear boundaries of the existing houses by a narrow strip and footpath. Boundary treatments are not indicated, but it is likely a ball-stop fence would be required along this boundary. Consideration needs to be given to the potential effects on the visual amenity of the residents and whether screening vegetation can be incorporated into the proposal.

A3.5 The cut bank to the north and western sides of the playing field may need to be reinforced by retaining structures, as the difference between the "assumed existing level" and the proposed level is between 2m and 3.25m, and space for a level strip beyond the edge of the pitch ("runout area") is not indicated.

A3.6 As the ground modelling would all be cutting and not balanced by filling on site, the cut material would need to be disposed of off-site. A cutting of the depths indicated by the proposed levels may also encounter rock.

A3.7 Any access road corridor in the location suggested is also likely to need ground modelling to achieve appropriate long and cross gradients. A very narrow strip is indicated between the road edge and the boundary to the playing field, which itself would be the top of the cut slope to the playing field. There would be insufficient space

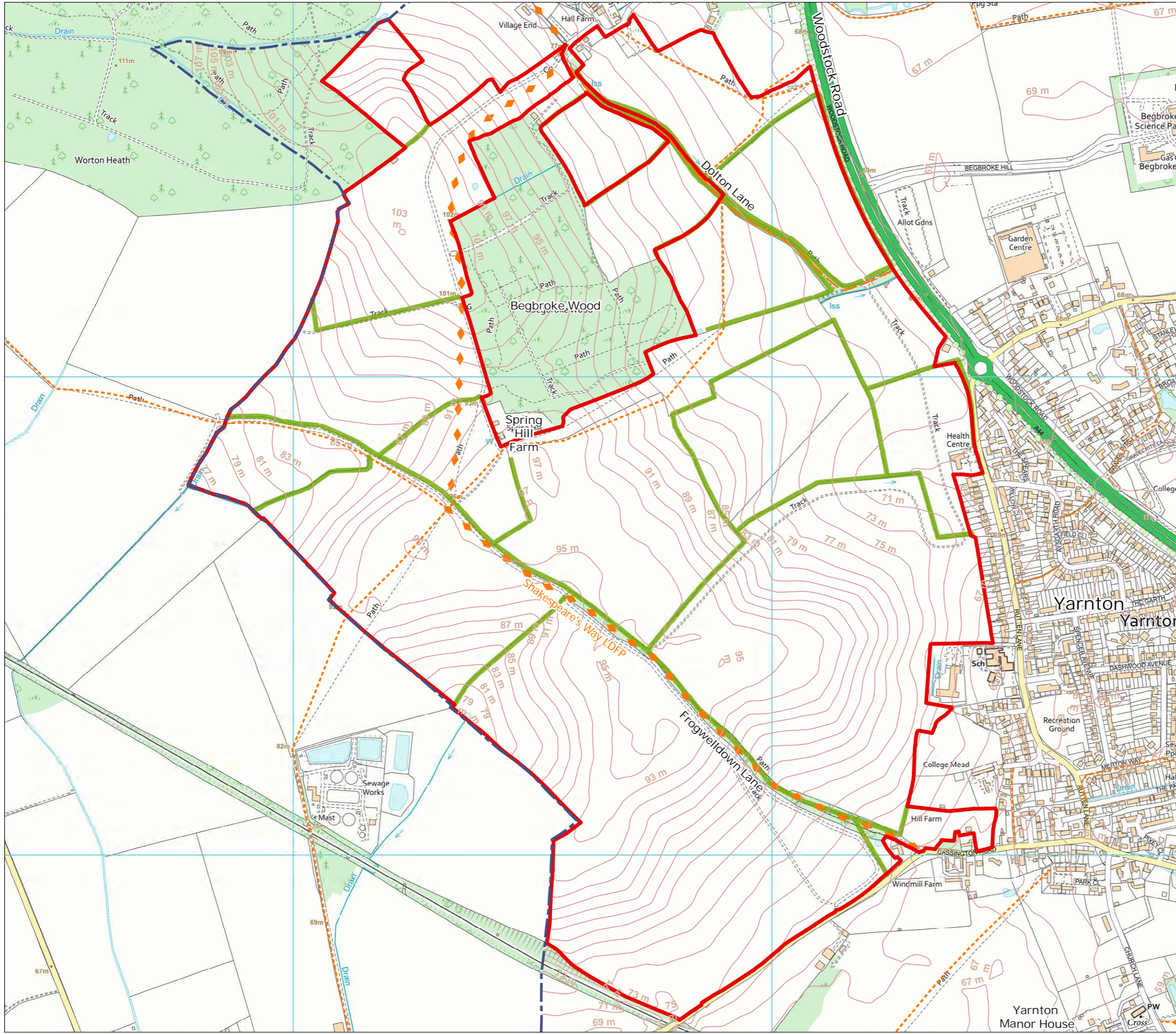
for any e.g. tree planting between the road and playing field, although greater space is allowed to the west of the road where planting could take place. Given the continuous boundary between the road and the playing field, and the overall road corridor being rather narrow, this element of any scheme would need careful consideration. The personal safety of pedestrians using the footways also needs to be considered. Street lighting is likely to be required.

A3.8 The recommended main playing direction is approximately north (between 285° and 20°) / south, to minimise the effect of a setting sun on the players¹¹. The illustrative plan shows an approximate orientation of a little west of north, and within the recommended range.










¹¹ The Football Association, The FA Guide to Pitch and Goalpost Dimensions, 2012:
<https://www.sportengland.org/media/3444/appendix-2-fa-march-2014.zip> [accessed 190913]

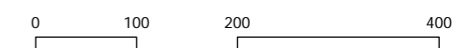
Appendix 4 Figures

- Figure 01 LSCA51 Site Plan
- Figure 02 Site Plan - Aerial
- Figure 03 Landscape Designations
- Figure 04 Topographic analysis: wider context
- Figure 05 Topography & vegetation - Site
- Figure 06 Landform, Vegetation & PR9 Boundaries



Key

-  Yarnton LSCA51 Site Boundary
-  Contours @ 2m intervals
-  Hedges
-  District boundaries
- Public Rights of Way**
-  Byway Open to all Traffic (BOAT)
-  Public Bridleway
-  Public Footpath
-  Restricted Byway
-  Shakespeare's Way LDFP



Scale @ A3 - 1:7,500

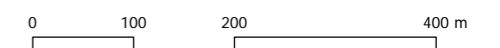


North



Key

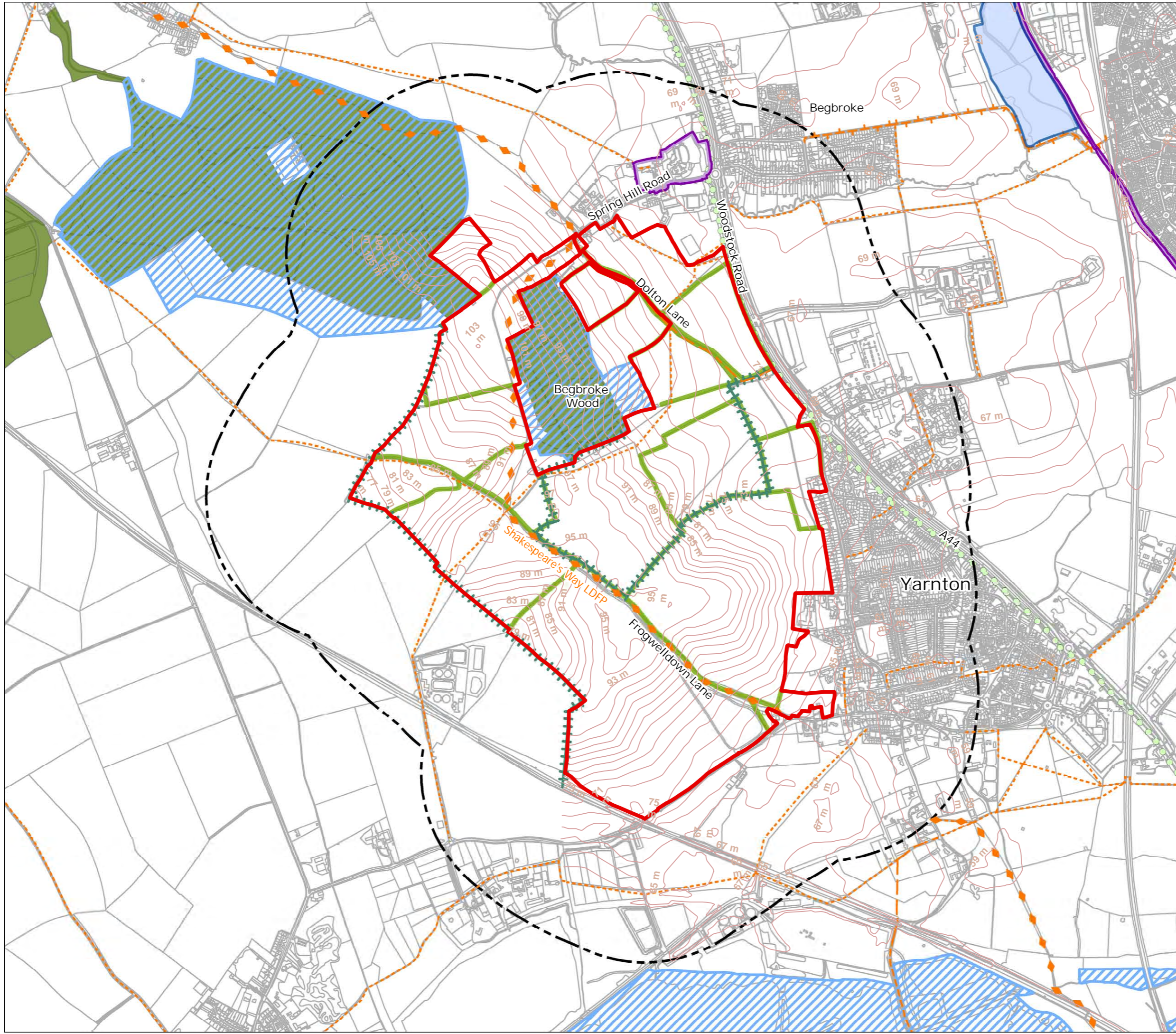
- Yarnton LSCA51 Site Boundary
- Contours @ 2m intervals
- Hedges
- District boundaries
- Public Rights of Way**
- Byway Open to all Traffic (BOAT)
- Public Bridleway
- Public Footpath
- Restricted Byway
- Shakespeare's Way LDFP

















Scale @ A3 - 1:7,500

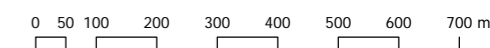


North



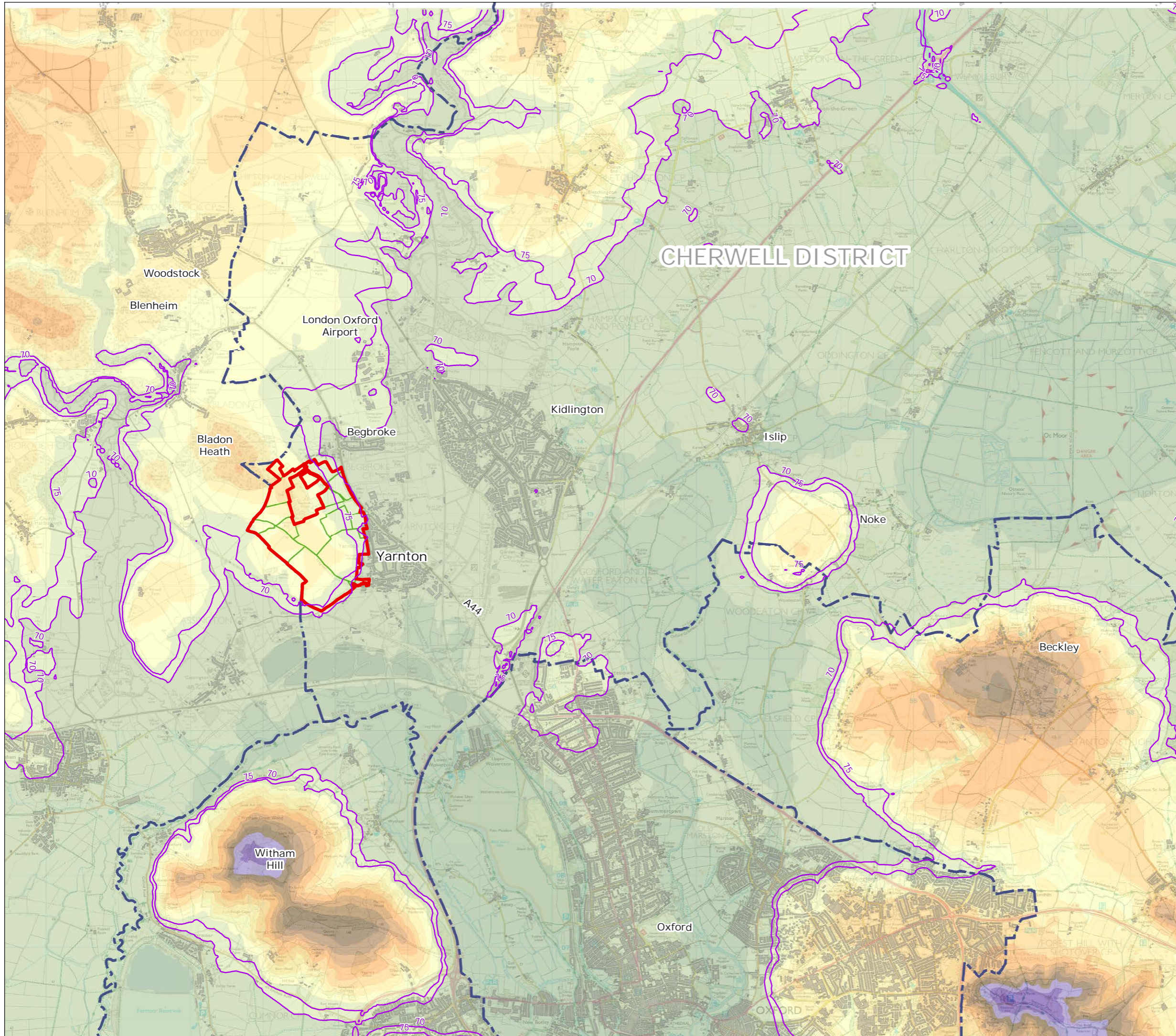
Key

-  Yarnton LSCA51 Site Boundary
-  500m buffer from site
-  Contours @ 2m intervals
-  Conservation Areas
-  Ancient Woodland
-  Local Wildlife Sites
-  Sites of Special Scientific Interest
-  Hedgerows & Linear Woodland Features
-  Important Hedgerows
- Public Rights of Way**
-  Byway Open to all Traffic (BOAT)
-  Public Bridleway
-  Public Footpath
-  Restricted Byway
-  Shakespeare's Way LDFP








Scale @ A3 - 1:12,500

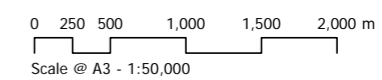
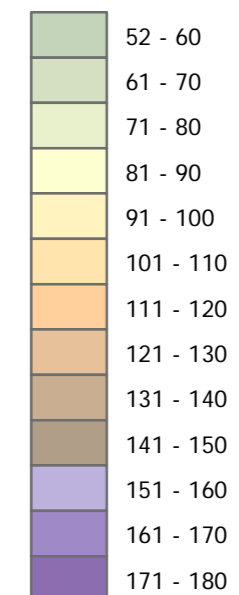


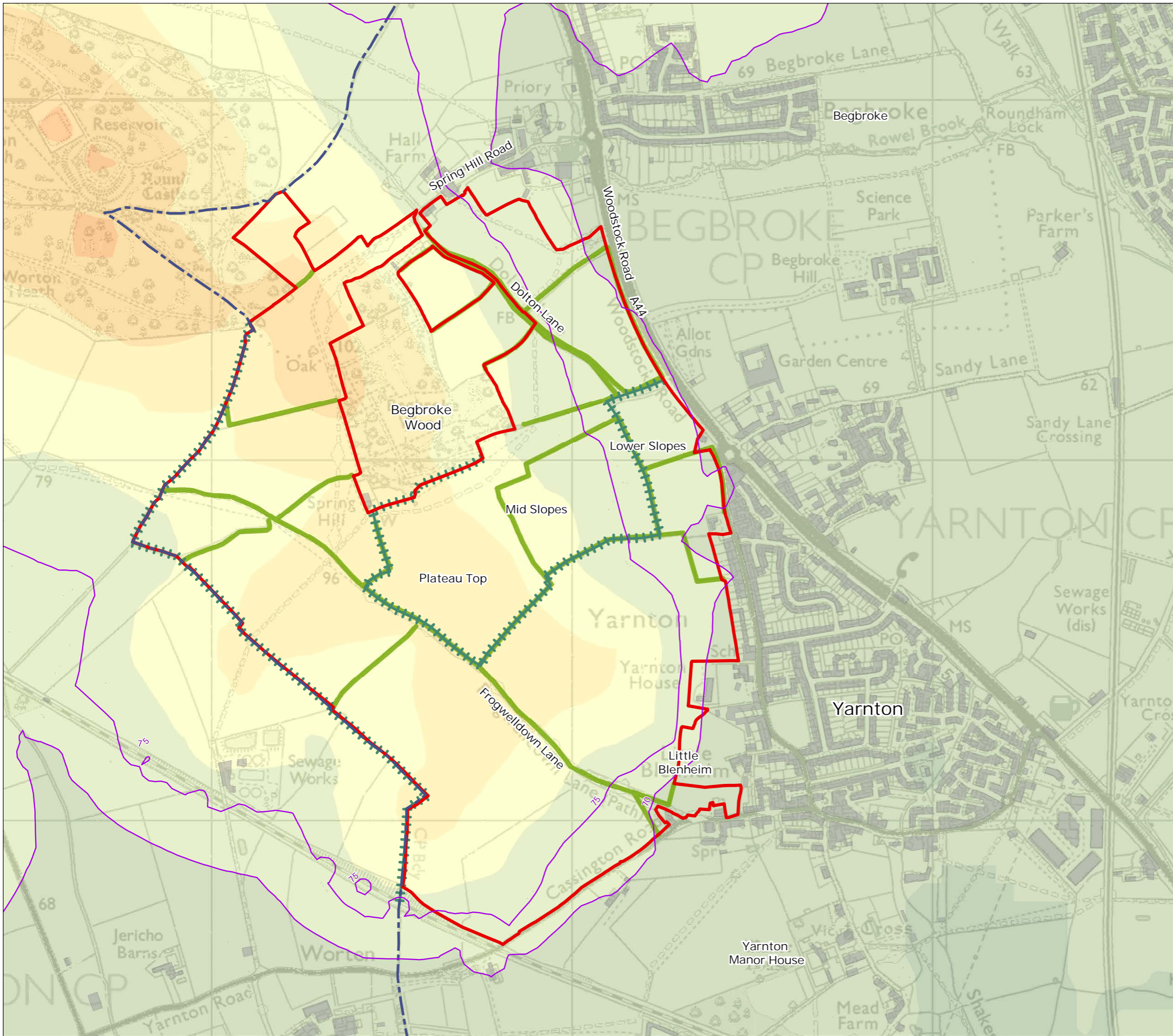


Key







-  Yarnton LSCA51 Site Boundary
-  Existing Buildings
-  Contours @ 70m and 75m
-  Hedges Within the Site
-  District boundaries

Metres AOD

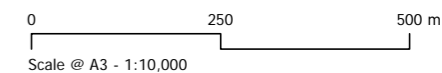
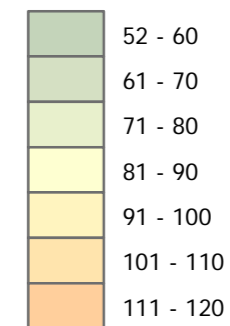


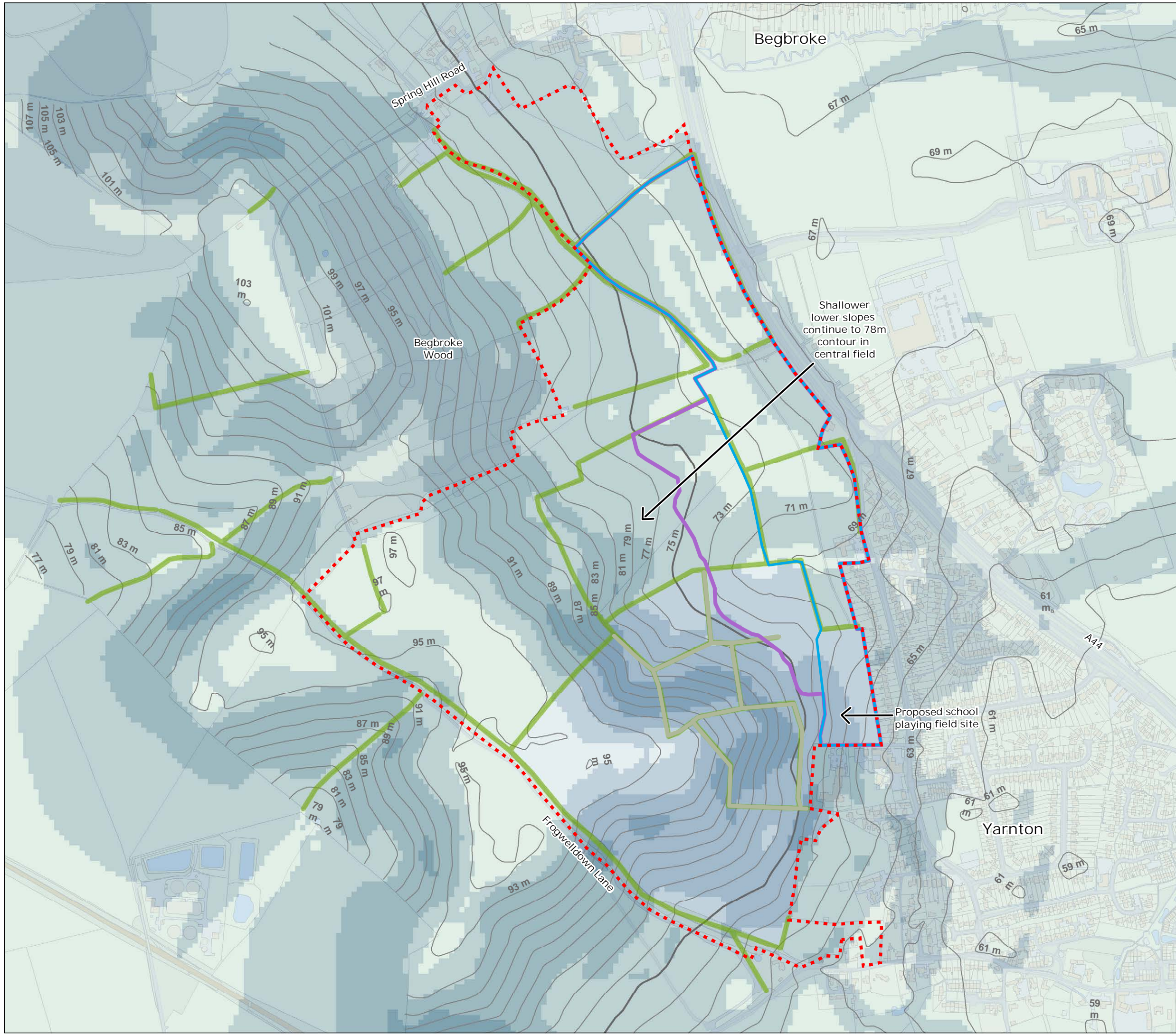


Key




-  Yarnton LSCA51 Site Boundary
-  Existing Buildings
-  Contours @ 70m and 75m
-  Hedges within the Site
-  Important Hedgerows
-  District boundaries

Metres AOD









Key

-  PR9 Submission Allocation
-  530 Scheme
-  LSCA51 Boundary





Vegetation

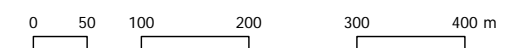
-  Existing Hedges
-  Historic Field Boundaries

Landform

-  Contours @ 2m intervals
-  75m Contour

Slope analysis

- | | | |
|---|-------------|--------------------|
|  | >1:50 | } Shallower Slopes |
|  | 1:20 - 1:50 | |
|  | 1:12 - 1:20 | } Steeper Slopes |
|  | < 1:12 | |



Scale @ A3 - 1:7,000



North





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Cherwell LPPR, Proposed Main Modifications

Site capacity sense check

Prepared for

Cherwell District Council

September 2019

Alan Baxter Ltd

Cherwell Local Plan Partial Review, Proposed Main Modifications Site capacity sense check

1 Introduction

Alan Baxter Ltd (ABA) has been asked to provide further support to Cherwell District Council (CDC) on site housing yields in response to the Inspector's advice note. Support has previously been provided to CDC on strategy development and with the peer review of site capacities.

CDC's methodology for calculating site capacity is set out in [HEAR 2 - CDC Housing Figures Note](#). The Inspector has described the Council's approach as a 'broadly sensible balance'.

The Inspector has invited CDC to propose Main Modifications for the redistribution of 410 homes arising from the suggested deletion of site PR10.

In the context of the Inspector's preliminary conclusion that a broadly sensible balance has been achieved, CDC has asked ABA to support its work in examining any changes in circumstances that might justify modification of its original proposals in the interest of accommodating 410 homes.

2 PR6a – Land East of Oxford Road

2.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 650 dwellings assumed a net residential density of approximately 39 dwellings per hectare (dph) and a net residential area of 16.8 hectares (ha). Policy PR6a's place shaping principles note the intended development character as "a contemporary urban extension to Oxford City that responds to the 'gateway' location...".

2.2 New information and changes of circumstance

Oxfordshire County Council has previously advised (representation PR-C-0832) that a two Forms of Entry (2FE) Primary School was required on the site rather than a 3FE school, thereby reducing the land area requirement from 3.2 ha to 2.2 ha. This change was not reflected in CDC's original capacity assessment. CDC advises that it has re-engaged with the County Council on this issue in the context of Main Modifications and that it remains the case that a 2.2 ha school site is needed.

2.2.1 Constraints information

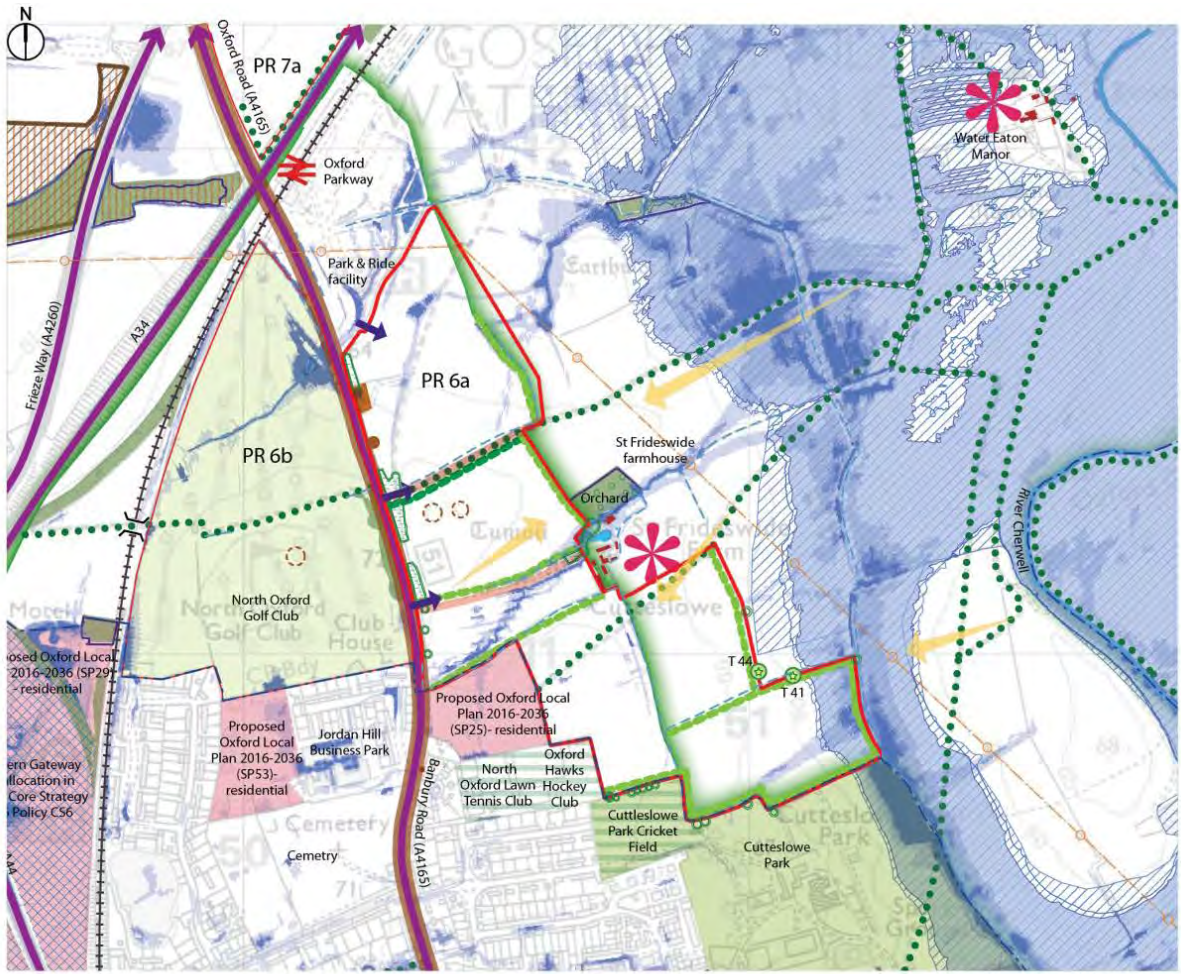
The site presents a number of east-west constraints relating to farm access routes, species-rich hedgerows and drainage corridors. It is expected that these linear features will be reflected in the eventual site layout, but are unlikely to significantly affect the site capacity at the densities proposed. They do not preclude housing development on the additional hectare of land. Key constraints are indicated on figure 1 below.

2.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has suggested that the 1 ha of land no longer required for primary school use, could be reallocated to residential use at a density consistent with the rest of the site, delivering 40 homes (690 in total). This would appear to be an appropriate response to the change in circumstances.

There are no other known significant changes in circumstance that would warrant a wider reconsideration of the 'balance' struck by CDC. A number of linear constraints across the site will reduce the efficiency of layout. Therefore a density of 39-40 dph would appear to be appropriate to both the constraints of the site and the proposed character in line with Policy PR6a place shaping principles.

It is understood that at the Local Plan hearings CDC advised that it was content to introduce a modification which would allow for minor variation in the location of specific uses where evidence is available. This would provide for some flexibility around the location of community and school uses within the developable area and the consideration of an integrated approach to sites PR6a and PR6b. It might also optimize the viability of local facilities.



- | | |
|---|--------------------------------------|
| PR 6a Site Boundary | Watercourse |
| Site Boundary of adjoining sites | Ditch |
| Cherwell District Boundary | Bronze Age round barrow |
| Proposed Submission Plan, July 2017 Green Belt boundary | Post-medieval Milestone |
| Priority Habitat inventory | Medieval villages |
| NERC Act S41 Habitat | Listed buildings and curtilage |
| District Wildlife Site | Existing farmhouse |
| Woodland Trust Sites | Railway line |
| High & moderate quality tree | 'A' road |
| Veteran Tree | Existing access |
| Moderate quality group of trees | Public Rights of way |
| Intact species-rich hedgerow | Retain vehicle access |
| Other important hedgerow | Cycle/pedestrian route |
| EA Flood Zone 2 | OTL 132kv overhead line |
| EA Flood Zone 3 | High sensitivity viewpoint |
| 1 in 30 Surface Water Floodrisk | Noise pollution requiring mitigation |
| 1 in 100 Surface Water Floodrisk | |
| 1 in 1000 Surface Water Floodrisk | |

Figure 1: PR6a constraints, Cherwell District Council

3 PR6b – Land West of Oxford Road

3.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 530 dwellings assumed a net residential density of 24 dph and net residential area of 22.4 ha. This relatively low density is a response to the heavily treed landscape within the area identified for residential development, reflecting its current use as a golf course. The low density allows for larger plots / wider streets to retain the majority of trees, creating a mature landscape character as the setting for development. The proposed well-treed character, within a gateway location is reflected in Policy PR6b place shaping principle 25.

3.2 New information and changes of circumstance

The Council's landscape and tree officers visited the site and carried out an assessment of the significance of the trees on this site which resulted in the identification of important and moderate groups of trees shown in figure 2. This identifies that the majority of the trees on the site are of moderate quality and could potentially be removed (subject to appropriate compensatory planting). However there are native and ornamental trees which should be retained and incorporated within the landscape structure. The latter have been identified as 'important groups of trees'.

3.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site (as shown in figure 2):

- additional information on the significance of trees
- Surface water drainage: west – north east corridors to be incorporated within the site wide SuDS strategy

3.2.2 Savills Submission of 30 August 2019 on behalf of the North Oxford Consortium

Savills' submission compares the extent of net developable land assuming all trees are retained, with the extent of net developable land if only the 'important groups of trees' are retained. In the latter scenario, around 1.1 ha of additional land is developable, giving an overall net residential area of 18.5ha (58% of the total site area). (See figure 3). The constrained areas identified broadly accord with CDC's constraints plan, although it omits some smaller constraints such as TPOs and an intact species-rich hedgerow.

Savills note that "the retention of (*only the important groups of trees*) provides a mature setting whilst not compromising the size of potential development parcels to deliver efficient, well designed development blocks..."

The latter point highlights that in addition to the release of 1.1 hectares of developable land, the overall layout efficiency and therefore site density could reasonably be expected to increase, resulting in a further increase in the site capacity. To that end, Savills proposes a net density of 40dph across 18.5ha, which would generate 740 dwellings.

3.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has suggested that approximately 600 homes might now be deliverable; an increase in residential density. This responds to:

- An understanding of the significance of trees which provide flexibility for the potential removal of a number of linear tree bands. This has the potential to increase the gross to net efficiency of the site, and the efficiency of the site layout.
- Support for a higher density scheme in this gateway location.

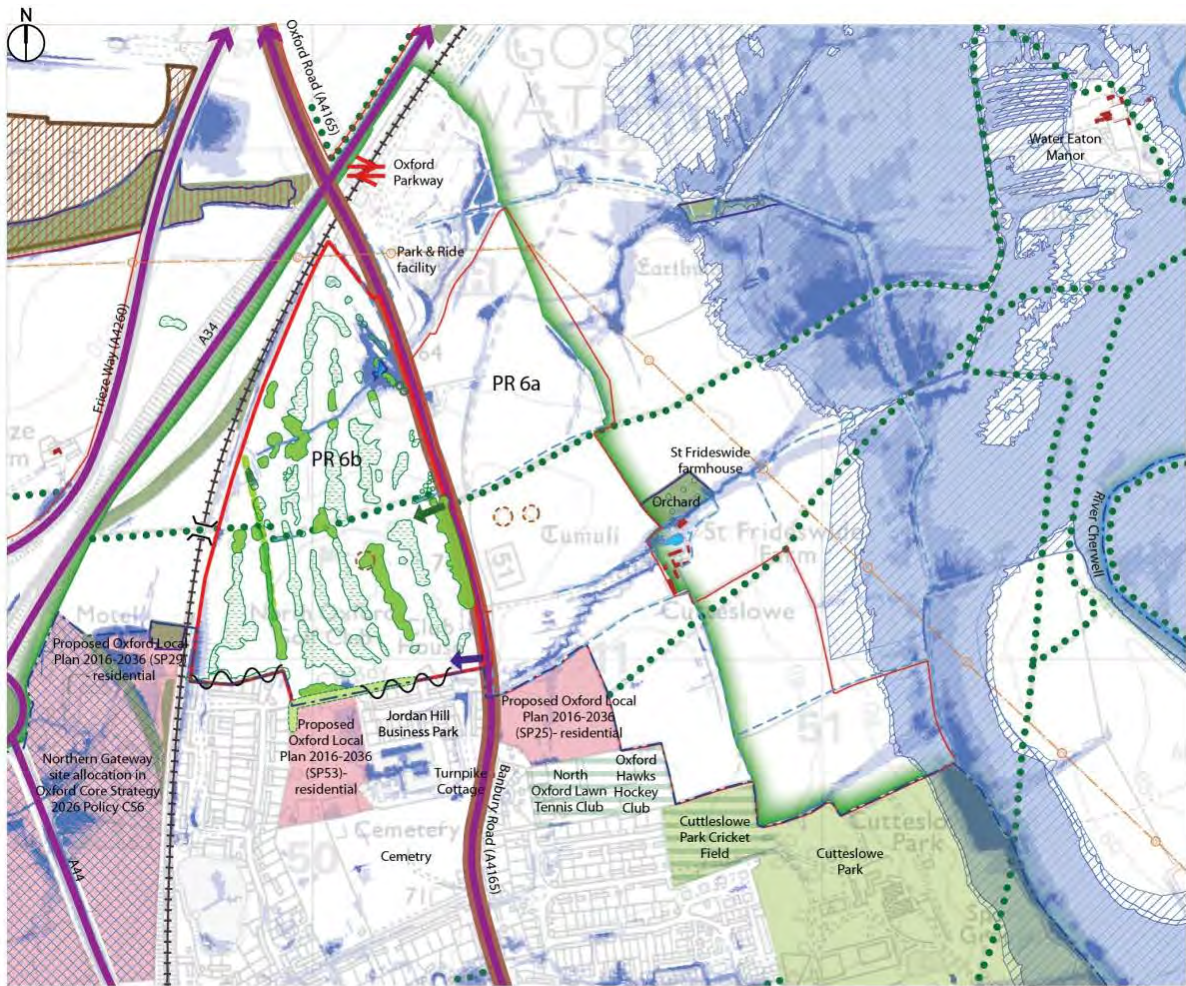
The delivery of 600 homes would involve an increase in the net residential density from 24 to 27 dph. This remains a relatively low density, enabling delivery of the character envisaged under place shaping principle 25.

However, considering the site's integration with adjacent sites and having regard to the additional information now available, CDC may wish to consider a further increase in density to approximately 30 dph, resulting in 672 homes. Taking the 18.5 ha 'net, net' developable area indicated by Savills, the density would be 36 dph.

As the density increases, the character of the development would begin to shift away from large individual detached / semi-detached housing plots, to include higher density typologies including terrace blocks and apartment buildings. The latter could work well, with blocks set within a generous, green landscape incorporating the tree belts, and would therefore remain in keeping with the principle established in place shaping principle 25.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing an updated housing allocation for PR6b of 670 homes, at a net density of 30 dph. This is in line with the findings of the capacity sense check.



- | | |
|---|--------------------------------------|
| PR 6b Site Boundary | Watercourse |
| Site Boundary of adjoining sites | 1 in 30 Surface Water Floodrisk |
| Cherwell District Boundary | 1 in 100 Surface Water Floodrisk |
| Proposed Submission Plan, July 2017 Green Belt boundary | 1 in 1000 Surface Water Floodrisk |
| Priority Habitat inventory | Ditch |
| NERC Act S41 Habitat | Pond |
| District Wildlife Site | Bronze age round barrow |
| Woodland Trust Sites | Listed Buildings and curtilage |
| Lower Cherwell Valley Conservation Target Area | Railway line |
| High & moderate quality tree with buffer | 'A' road |
| Moderate quality group of trees | Existing vehicular access |
| Intact species-rich hedgerow | Existing pedestrian access |
| Important group of trees | Public Rights of way |
| Tree Preservation Order | Pedestrian Footbridge |
| EA Flood Zone 2 | OTL 132kv overhead line |
| EA Flood Zone 3 | Housing Backs |
| | Noise pollution requiring mitigation |

Figure 2: PR6b constraints, Cherwell District Council



Figure 3: Extract from Savills submission, August 2019, showing the potential development areas assuming only important groups of trees are retained.

4 PR7a – Land South East of Kidlington

4.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 230 dwellings assumed a net residential density of 30 dph and net residential area of 7.7 ha. The development is to function as an extension to the existing built up area of Kidlington/Gosford and Water Eaton.

4.2 New information and changes of circumstance

There are no known significant changes in circumstances but CDC has suggested the inclusion of additional land for testing.

4.2.1 Constraints information

The County Council has indicated that there will be a need to take account of the emerging Oxfordshire Growth Deal public transport corridor improvements to Kidlington Roundabout, which may affect the western boundary of the site.

Although not a recent change, it is noted that the need for strategic sports provision was defined with the publication of CDC's Playing Pitch Strategy in November 2018. Approximately 4.4 hectares of land is needed for sports use (the Council's wider objectives relating to green infrastructure and maintaining separation from development to the south are noted).

To help inform the preparation of proposed Modifications, further information has been received from the site promoter including a noise and vibration assessment and transport assessment. It is noted that there is medium to high risk in relation to noise levels but that this can be mitigated by good acoustic design.

4.2.2 Pegasus and Hill Submissions of August 2019

Submissions on behalf of the landowners promote the southward extension of the residential development area of PR7a, proposing a revised draft boundary following a strong existing field boundary in part, and a historic hedge-line which is proposed to be restored.

The historic hedge-line does not appear to be evident on aerial photographs, and further west has been entirely lost as Kidlington has been developed. The Pegasus/Hill boundary broadly aligns with the southern boundary of the Sainsbury's development and it is worth noting that it is further north than the proposed residential development area on adjacent site PR7b.

The gross residential area which is promoted, as shown on figure 4, is approximately 20.55 ha (our measurement). The net residential area noted on their concept masterplan (figure 5) is approximately 11.4 ha and they propose approximately 430 dwellings at a density of 37.5 dph.

4.3 Conclusion on CDC's initial working figure for proposed Main Modifications

A working proposal was suggested by CDC for testing. CDC suggested an increase in the gross residential area to 20 ha (20.08 ha our measurement based on Figure 4) by incorporating the additional field to the south bordered by the existing hedgerow and land adjacent to Bicester Road (an additional 9ha of land). The proposed boundary in the western part does not extend as far south as the boundary promoted by Pegasus/Hill. The difference is approximately 0.47 ha (our measurement).

4.3.1 Density and overall number

The proposed net residential area is increased to 14 ha, with a net density of 31 dph (30.59dph) to deliver 430 dwellings.

The proposed net density of 31 dph appears to be appropriate to the site's location and the level of detail currently available in relation to site constraints.

If the additional expansion promoted by Pegasus / Hill was adopted, the net density to deliver 430 homes using the same gross to net assumption would be marginally decreased to 29.9 dph.

At these densities it would be reasonable to expect building heights of 2-3 storeys, with mix of predominantly houses and a small element of apartments.

4.3.2 Southern boundary considerations:

In determining the appropriate southern boundary in the western part of the site, urban design considerations include the impact/ benefits of an extended development frontage to Bicester Road in terms of physical and visual connectivity with the existing built up area of Kidlington / Gosford and Water Eaton; the potential to create a frontage to Bicester Road while retaining existing hedgerows and trees; retention of the Kidlington/Oxford green gap; and opportunities to improve the design and efficiency of the overall site layout.

Connectivity

There is an existing signalised pedestrian crossing on Bicester Road close to Sainsbury's, which connects to a footpath linking with Oxford Road and the local retail centre. The site promoters have emphasised the importance of connecting the site with this crossing and footpath to provide a good walking link to local shops on Oxford Road.

In either boundary scenario the routing of a footpath within the site towards this crossing point, could be run within the development area, enabling passive surveillance from development frontage.

Visibility

Much of the western boundary is bordered by a hedgerow and trees limiting visibility into the site. However towards Kidlington roundabout, south of the pedestrian crossing, the vegetation appears to thin and there could be a greater opportunity to provide development fronting Bicester Road. This opportunity would be increased if the Pegasus / Hill boundary were taken. This would be positive in marking the entrance to Kidlington, and visually connecting the site towards the west. With regards to the sense of openness and the Green Gap in this area, the development of this parcel would not extend the built form further south than the existing edge of Kidlington.

Layout

In either boundary scenario, the western parcel of land is triangular, which will lead to some inefficiency in the layout. CDC's proposed boundary meets Bicester Road at nearly 90 degrees, while the site promoter's boundary is angled and this may lead to further inefficiency in the site layout.

In conclusion, the increase in numbers appears to be appropriate. Either southern boundary could result in an acceptable design, subject to detailed masterplanning. The southern boundary should therefore be determined by other considerations such as the appropriate Green Belt boundary.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing to revise the boundary to reflect the former field boundary. This increases the site area to approximately 21 ha resulting in a reduction in net density to 29 dph. This is in line with the findings of the capacity sense check.

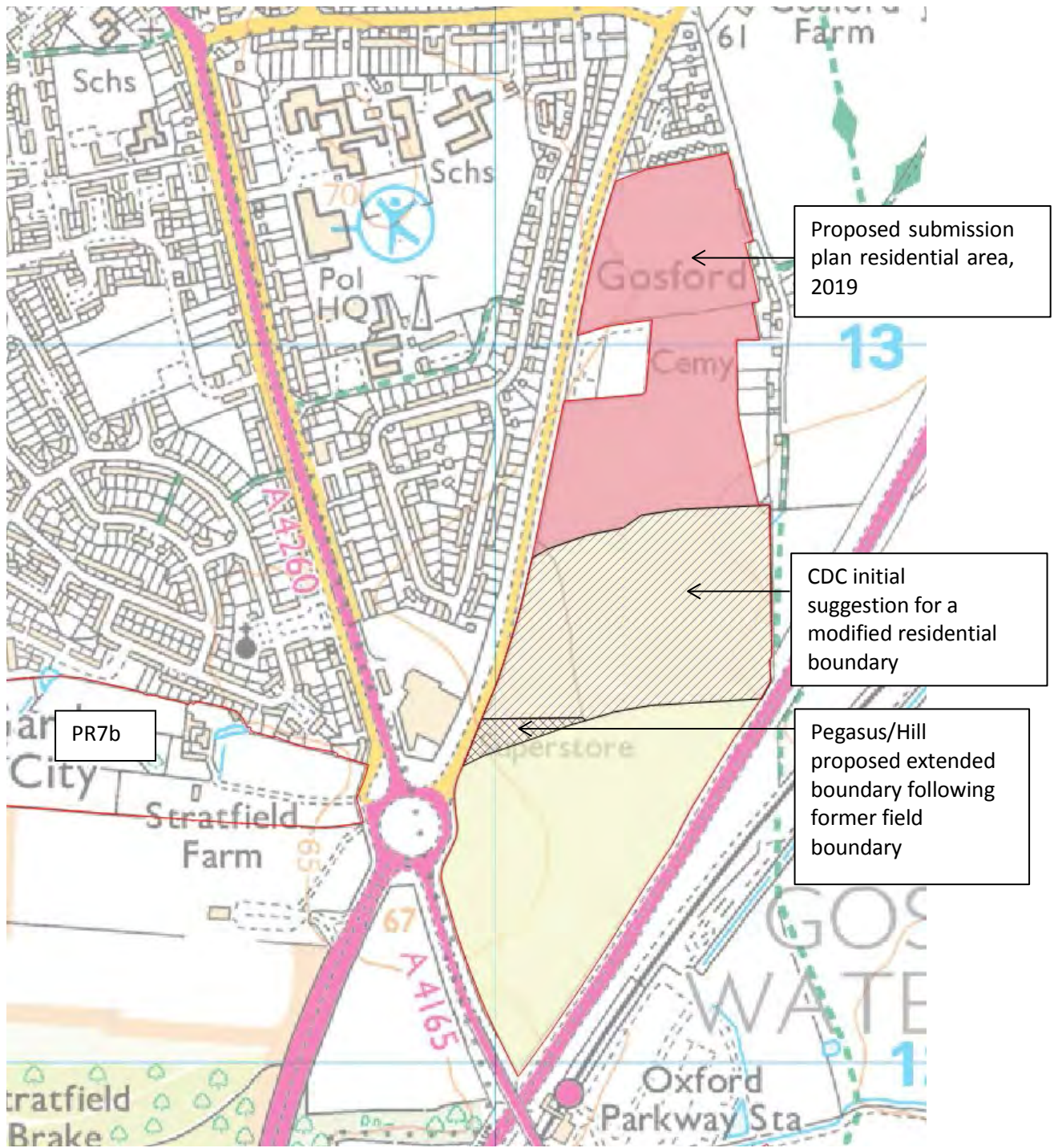


Figure 4 Map showing CDC's initial suggestion for a modified boundary and the Pegasus / Hill proposed boundary



Figure 5 Concept Masterplan by CSA Environment, extract from Pegasus submission on behalf of Barwood Development Securities, January 2019.

5 PR7b – Land at Stratfield Farm

5.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 100 dwellings assumed a net residential density of 36 dph and net residential area of 2.8 ha. The development is to be an extension to the existing built up area of Kidlington.

5.2 New information and changes of circumstance

CDC advises that further discussions have taken place with the County Council as Highway Authority on the capacity of the site from a highway perspective (the number of homes that could be served from Kidlington roundabout). Highway officers had originally advised that 100 homes could be served. The advice now is that there is some further tolerance but the option (already proposed) of a secondary access from the north (Croxford Gardens) to a limited number of homes should be kept open to help mitigate traffic impact.

CDC is considering whether an additional field parcel to the south west of the proposed development area could be allocated should this be necessary.

5.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site in the context of the additional information and CDC's consideration of an additional field parcel. The key constraints are indicated on figure 6.

- High and moderate value woodlands and trees and the presence of hedgerows.
- The need to consider the relationship to Stratfield Brake in the site layout.
- Curtilage listed buildings associated with Grade II Stratfield Farmhouse, and the need to retain the relationship between the farmhouse and adjacent orchards, in particular the traditional orchard to the west. This has a potential impact on the location of east-west site access for vehicles with the conservation preference being to follow the existing track alignment between the farmhouse and the modern orchard.
- The likelihood of changes to the eastern boundary of the site to facilitate vehicular access.

5.2.2 Manor Oak Homes submission, August 2019

A capacity testing layout has been prepared by the site promoter illustrating that around 158 homes could be delivered on an expanded site (see figure 7). Their written comments promote a figure of 165 homes.

The development area shown by the promoter's site layout is greater than the extension which CDC is currently testing and takes development to the southern boundary with Stratfield Brake, on the western part of the site. Two east-west vehicle accesses are proposed, to the north of the farmhouse and on the southern boundary. The layout assumes the existing curtilage listed farm outbuildings will be demolished and the existing track serving the farmhouse will be realigned in response to OCC's potential site access location. This may not be acceptable on Conservation grounds. One of the two hedgerows crossing the western part of the site has been removed.

Counting only those houses which fall within CDC's proposed modified development boundary, and excluding 3 homes which are located on the site of the existing outbuildings, a total of 119 units appear to be shown.

The layout is based on a mix of semi-detached, detached and terrace houses.

5.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC suggested a total of 130 homes for testing; an increase in the residential development area through the inclusion of an additional field in the western part of the site. The proposed modified net residential area is 3.5ha which at a net density of 37 dph equates to 130 homes.

To test the capacity assumptions, we have prepared a high level sketch plan based on standard block depths for 3-4 bed houses of a range of typologies and 3 storey apartments (see figure 8). Although it takes a different design approach, it broadly supports the conclusions of the Manor Oak Homes capacity testing.

- The layout shown would deliver in the region of 125-130 homes, assuming 24 flats in three storey blocks at the site entrance (or around 115 homes, assuming all houses).
- The layout assumes access to the site is via OCC's preferred site access location, which serves the entirety of the site (with potential for a secondary access via Croxford Gardens). The farmhouse track alignment is retained in part, to maintain the historic approach to the farmhouse.
- Vehicle access to the western part of the site is via a lane to the south of the farmhouse (and potentially also Croxford Gardens). This aligns with the southern edge of the western part of the development, and enables an unbroken green corridor to extend into the centre of the farmhouse from the canal.
- Discussions between the site promoter and conservation officers are yet to take place to establish the use of the Farmhouse and its outbuildings and we have assumed that renovation of the Farmhouse and curtilage listed barns for residential use is outside the site capacity calculation.

Testing the layout has confirmed that the narrow north-south dimension of the site is challenging to the delivery of an efficient block structure in the eastern part of the site. In the western part of the site, there will need to be a balanced view on the retention of hedgerows, in order to maximise development potential.

The site capacity could be increased further with the introduction of additional apartments in the eastern part of the site.

A small further increase could (in principle) be assumed if play facilities were located in the proposed open space to the west of the modern orchard, rather than within the residential area boundary.

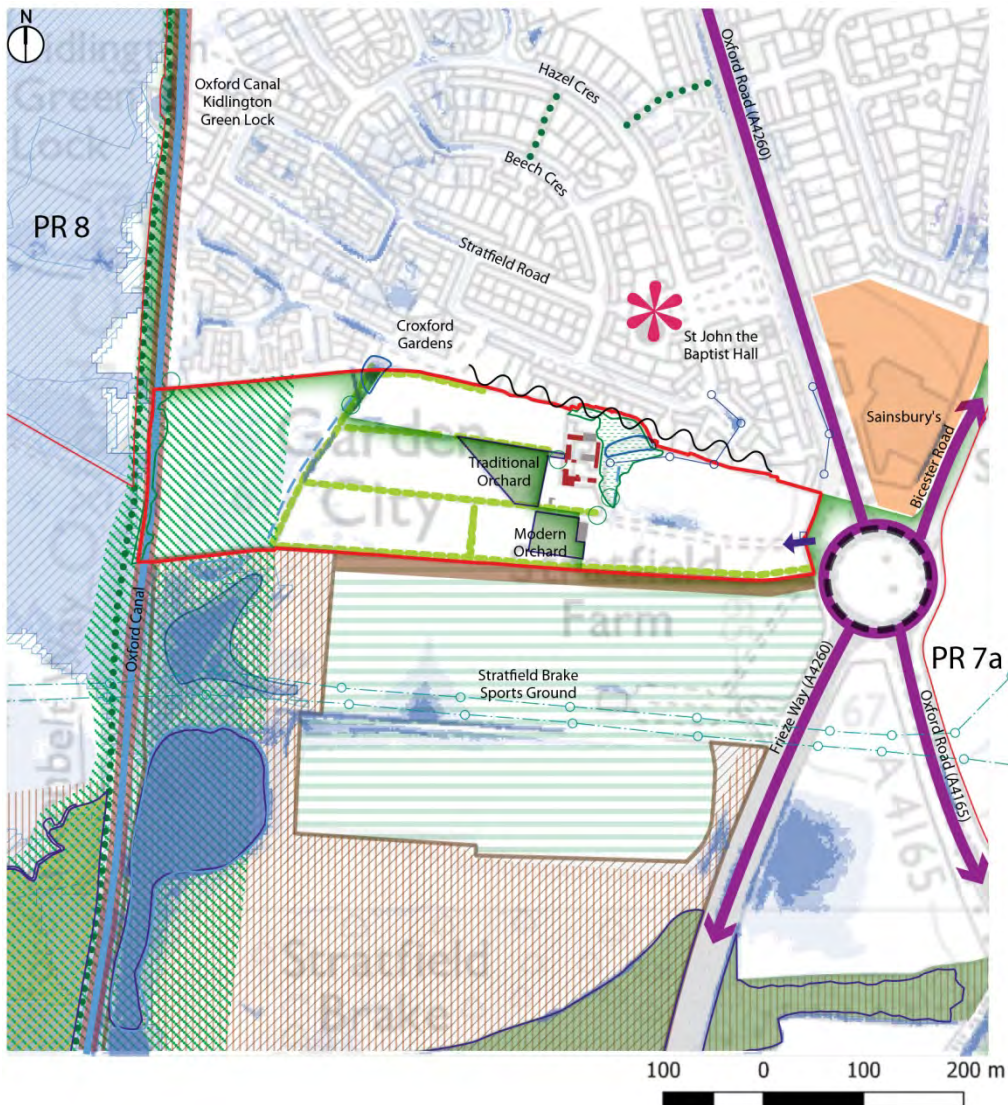
Capacity testing supports the increase in housing numbers within the site to around 130 units. However, given the constraints of the site it reveals that to achieve this density of development it is likely that some apartment units will be required. Located at the entrance to the site, 3 storey blocks could in our view be an appropriate scale to mark the entrance to Kidlington (subject to their detailed design).

It is worth noting that around 50 units are located in the western part of the site, therefore requiring access from the east in addition to (or potentially instead of) access from Croxford Gardens.

CDC may wish to allow flexibility within the revised PR7b policy for the required play space to be provided outside the residential development area to assist in creating an efficient layout.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing an updated housing allocation for PR7b of 120 dwellings, at a net density of 34 dph. This slight reduction allows greater flexibility to accommodate known site constraints fully, and create a layout which is appropriate to the historic farmhouse and its setting.



- Site Boundary
- - - Site Boundary of adjoining sites
- Proposed Submission Plan, July 2017 Green Belt boundary
- Priority Habitat Inventory
- NERC Act S41 Habitat
- Conservation Target Areas
- Woodland Trust Sites
- District Wildlife Site
- Local Wildlife Site
- High & moderate quality trees
- Moderate quality group of trees
- Hedgerow
- EA Flood Zone 2
- EA Flood Zone 3
- 1 in 30 Surface Water Floodrisk
- 1 in 100 Surface Water Floodrisk
- 1 in 1000 Surface Water Floodrisk
- Watercourse
- Ditch
- Pond
- Oxford Canal Conservation Area
- ✳ Landmark building
- ✳ Listed and curtilage listed buildings
- ➔ Dual carriageway – 'A' road
- ➔ Existing access
- Public Rights of way
- ~ Housing backs
- Kidlington Roundabout improvements
- LV main
- EHV 33kv overhead line
- BT overhead line
- Noise pollution requiring mitigation

Figure 6: PR7b constraints, Cherwell District Council



Figure 7: Marked-up extract from Manor Oak Homes (RG+P) PR7b Presentation Site Layout, 29.08.19. Area in blue shows housing within the Council's proposed modified residential development area (Alan Baxter).

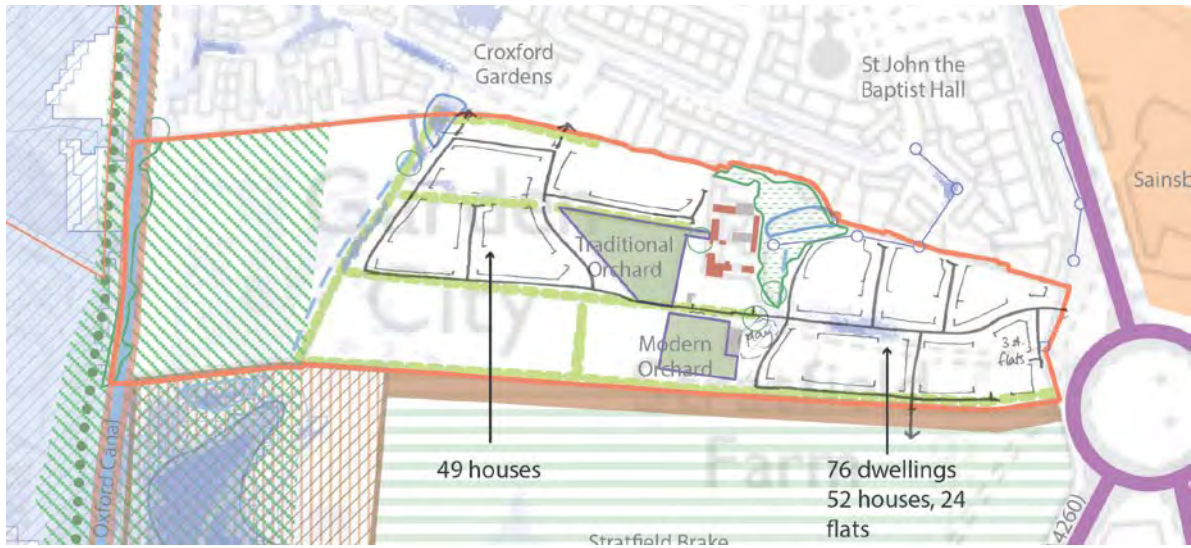


Figure 8: High level capacity test sketch, Alan Baxter (not to scale)

6 PR9 – Land West of Yarnton

6.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 530 dwellings assumed a net residential density of 47 dph and net residential area of 11.2 ha. The development is intended to be an extension to Yarnton Village with frontage to the A44.

6.2 New information and changes of circumstance

CDC advises that the Inspector's preliminary findings prompt a review of the site's developable area "there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout."

CDC is considering whether additional land to the west of the proposed development area could be allocated, should this be necessary, subject to a review of overall site capacity.

CDC advises that further discussions have taken place with the County Council as Education Authority, regarding the allocation of playing fields for William Fletcher School. The County Council has advised that the allocation for primary school use should accommodate a playing field of 110m x 76 m within a 1.6 hectare area. In response, CDC is considering an amendment to the boundary of the school allocation site.

6.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site in the context of additional information and CDC's consideration of amendment to the development boundary. The key constraints are indicated on figure 9:

- High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels.
- The need for an appropriate design response in relation to the A44.
- Surface water drainage catchments falling towards the low lying land in the eastern part of the site and the associated land take for sustainable drainage features (SuDS).
- Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character.
- Absence of field boundaries in the centre of the site
- Historic landscape features

6.2.2 Gerald Eve/Define on behalf of Merton College submission, August 2019

A series of capacity testing options have been prepared by the site promoter, which consider revised development boundaries incorporating land to the west. See figure 10. Three options are presented:

- 536 dwellings at 35 dph with development extended to the west.
- 690 dwellings at 40 dph on a larger, extended site.
- 760 dwellings at 40 dph on a larger, extended site.
- A separate development parcel is promoted off Cassington Road for a further 30 homes.

An accompanying Landscape Appraisal Addendum compares the impact on viewpoints.

6.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has previously proposed an amendment to the number of dwellings on the site from 530 to 440 (Focused Change FC64, [Focused Changes and Minor Modifications, February 2018](#)). The proposed reduction in density was in response to new information relating to drainage and landscape constraints, but did not look to alter the development boundary. In this scenario, the net density is 39 dph based on a net residential area of 11.2 ha.

In response to the Inspector's preliminary findings CDC is now re-examining the western boundary of the developable area, and re-examining the residential density in response to site constraints.

A working proposal was suggested by CDC for testing. This comprises an increase in the residential area to around 26 ha, giving a net residential area of 18.2 ha, and a new housing total of 600 dwellings. This gives a net residential density of 33 dph, which we note is a reduction in density from both the Proposed Submission Plan, 2017 and the proposed Focused Change, 2018.

Boundary

CDC's is proposing a revised development boundary which broadly follows the 75m AOD contour, in response to landscape and Green Belt advice to minimise general visual impact on the countryside, but has a more geometric alignment in keeping with nearby field boundaries.

CDC's approach to the boundary revision is generally consistent with the extent of development proposed by the site promoter for 536 units, but we understand it will incorporate the revised land area for school playing fields in line with OCC's advice.

We understand that the suggested extension will be wide enough (approximately 85-200m from the hedge line) to accommodate a range of typical residential block dimensions and supporting drainage and access.

Net residential area

CDC's proposed net residential area is 18.2 ha, based on a 70:30 gross to net ratio.

The site promoter, working broadly to the same gross residential area, identifies a smaller residential area of 15.3 ha. This highlights the potentially significant land take associated with constraints including hedgelines and buffers, and drainage attenuation on the site.

Density

CDC's proposed reduction in density is a response to the known site constraints which have an impact on the efficiency of the layout and divide the site into a number of smaller parcels.

The extended portion of the site will be separated from the parcels of land to the east by an established hedge line which is to be retained. The site promoter's layout suggests the western parcels will be served by additional SuDS infrastructure and access roads. As a result there is a limited cumulative benefit to the site layout efficiency as a result of extending the site to the west.

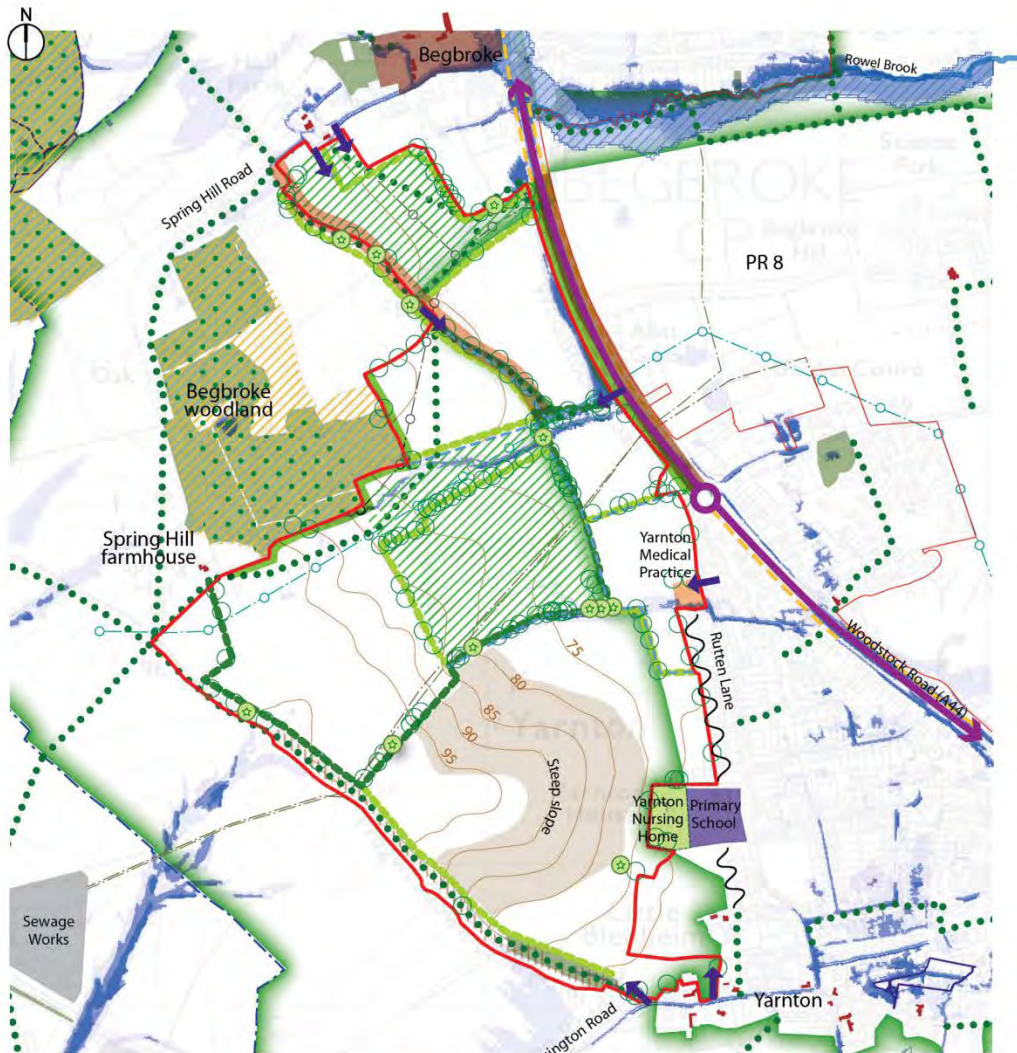
In contrast to PR8, which is of a scale to develop its own distinctive character incorporating innovative and higher density typologies, the character of PR9 is to be complementary to the scale of the existing village of Yarnton while addressing both the frontage onto the A44 and the rural edge. The appropriate overall density should allow for a mix of character areas across the site responding to the varied edge relationships.

A reduction in density and increase in developable area would therefore appear to be an appropriate response to both constraints and character considerations. However, given the

potentially significant land take associated with the site's constraints CDC may wish to consider a further reduction in density to around 30 dph.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing a refinement to the residential development boundary for PR9 giving a gross residential area of 25 ha and a net area of 17.5ha. An updated housing allocation of 540 dwellings, at a density of 31 dph is proposed. This slight reduction in density allows greater flexibility to accommodate known site constraints fully.



- | | |
|---|---|
| <ul style="list-style-type: none"> — PR9 Site Boundary — Site Boundary of adjoining sites - - - Cherwell District Boundary — Proposed Submission Plan, July 2017 Green Belt boundary — Priority Habitat Inventory NERC Act S41 Habitat ••••• Ancient and Semi-Natural Woodland District Wildlife Site Local Wildlife Site ○ High & moderate quality trees ☆ Veteran tree — Important Hedgerow (pre-1850 parish boundary) — Important Hedgerow (pre-enclosure fields system) — Indicative Buffer Zone // Ridge and Furrow extant // EA Flood Zone 2 — EA Flood Zone 3 | <ul style="list-style-type: none"> ■ 1 in 30 Surface Water Floodrisk ■ 1 in 100 Surface Water Floodrisk ■ 1 in 1000 Surface Water Floodrisk — Watercourse - - - Ditch ■ Conservation Area ■ Listed Buildings and curtilage ■ Historic Bridleway → Dual carriageway 'A' road → Existing access ••••• Public Rights of way — National Cycle Route 5 ~ Housing Backs ○ LV main ○ EHV 33kv overhead line ○ BT overhead line ■ Potential Noise pollution |
|---|---|

Figure 9: PR9 constraints, Cherwell District Council



Figure 10: Mark-up based on Site Framework Plan, by Define on behalf of Merton College, showing land take for site promoter’s three extended site options and OCC required play field land take.

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Addendum to Cherwell Green Belt Study

**Response to the Council's suggested Green Belt changes
subsequent to the Partial Review Plan Inspector's Post-Hearings
Advice Note**

Prepared by LUC
September 2019

Project Title: Response to the Council's Suggested Green Belt Changes subsequent to the Partial Review Plan Inspector's Post-Hearings Advice Note

Client: Cherwell District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Director
1	16.9.19	Draft	Richard Swann	Sarah Young	Sarah Young
2	19.9.19	Final	Richard Swann	Sarah Young	Sarah Young
3	26.9.19	Amendment to PR7a	Richard Swann	Sarah Young	Sarah Young



Context

- 1.1 Informed by the Cherwell Green Belt Study (LUC, April 2017), Addendum to Cherwell Green Belt Study (LUC, June 2017), and other evidence – including material relating to sustainability, environmental effects and housing need – Cherwell District Council published a Proposed Submission Local Plan in July 2017. This document, which constitutes a Partial Review of the adopted Cherwell Local Plan, identified proposals for the release of Green Belt land to accommodate housing need associated with the City of Oxford. The Submission Local Plan also included a document issued in February 2018 setting out Focused Changes and Minor Modifications to the July 2017 issue.
- 1.2 An Examination on the Local Plan Partial Review (Oxford's Unmet Housing Need) took place in February 2019. The Local Plan Examination Inspector's Post-Hearings Advice Note, issued in July 2019, accepted that Oxford's housing need provides the exceptional circumstances necessary to justify alterations to Green Belt boundaries; however, the proposed allocation for 410 homes to the south east of Woodstock (policy PR10) was found to be unsound. This has given rise to a necessity to assess the potential for alternative provision for these homes elsewhere.
- 1.3 Cherwell District Council has commissioned LUC to produce a further addendum to the Cherwell Green Belt Study, to comment on the positioning of revised Green Belt boundaries associated with three allocation policies:
 - PR7a – Land South East of Kidlington.
 - PR7b – Land at Stratfield Farm.
 - PR9 – Land West of Yarnton.
- 1.4 LUC was provided with draft plans identifying locations for development and for associated green infrastructure. Our comments on the boundaries for each of these proposed releases, with accompanying plans to show suggested boundary revisions, are set out in the following report.
- 1.5 The 'PR' references noted in brackets in the subheadings below are the reference numbers used for assessment parcels in the Cherwell Green Belt Study.

PR7a – South East of Kidlington (PR202 and part of PR178)

- 1.6 **Figure 1** below shows the proposed revised Green Belt boundaries which set out Cherwell District Council's suggested development area south-east of Kidlington, alongside those boundaries indicated in the Submission Local Plan.
- 1.7 The revised proposals suggest release of an additional hedged field to the south of the boundary indicated in the Submission Local Plan, together with a triangle of land to the west which forms part of the large field extending south to the Kidlington Roundabout. The hedged field was identified in the Green Belt Review as part of an area (within parcel PR178) which would, if released, result in *moderate-high* harm to the Green Belt purposes, whereas release of all the land down to the roundabout was assessed as *high* harm. The key consideration in identifying this reduced level of harm was that the impact on the settlement gap between Kidlington and Oxford would be lessened – i.e. by not extending the inset settlement any further south than the current edge of Kidlington. The hedgerow now proposed as the Green Belt boundary is no different in strength to the hedgerow proposed in the Submission Local Plan.
- 1.8 The triangle of land to the west was, along with the rest of the large field of which it forms part, rated at *high* harm, the boundary of the *high* harm area reflecting the presence of field boundaries. However it is recognised that if the hedged field to the east was released the triangle of land would be largely contained by inset development, and would therefore make a weaker contribution to the Green Belt purposes. The release of this area, with creation a new planted boundary, would not therefore significantly affect the remaining gap between Kidlington and Oxford.

- 1.9 Our addendum of June 2017 noted that the strength of remaining open land in PR178 as Green Belt would be reduced by release of land to the east of Bicester Road (i.e. in PR202 and PR178), with containment by inset development and major roads limiting connectivity with the wider countryside. The additional release of land would further erode the size of this contained area of open land but would not represent a step-change in Green Belt harm. As also noted in the 2017 addendum, it would be important to maximise openness and minimise urbanising elements (such as high fences), and to consider use of landscaping to assist with this. Material changes in land use such as for outdoor sport and recreation are identified in the latest version of the NPPF (at paragraph 146) as “not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it”.
- 1.10 Subsequent to producing our comments in relation to PR7a the Council considered an alternative boundary and produced a revised plan which shows a slightly altered course for the proposed Green Belt boundary to the west of the existing hedgerow (which would follow the alignment of a former field boundary, removed during the 20th century). The Council's plan is shown in **Figure 2** below - the pink shaded area represents land to be released, with the green shaded and hatched area remaining in the Green Belt. This represents some further incremental erosion of the remaining Green Belt in this area, but the additional expansion of the development area is too small to make any significant difference to the level of harm to Green Belt purposes that would result from the release shown on **Figure 1**.

PR7b – Stratfield Farm (PR49)

- 1.11 **Figure 3** below shows the proposed revised Green Belt boundaries which set out Cherwell District Council's suggested development area at Stratfield Farm, alongside those boundaries indicated in the Submission Local Plan.
- 1.12 The additional field proposed for Green Belt release is located in the central part of parcel PR49 that was rated at *low-moderate* for harm. The field boundary hedgerow would mark a clear Green Belt edge, and although the advancement of the inset settlement edge by c.70m would not lead to a significant change in harm, either in terms of impact on the Green Belt purposes or strength of the Green Belt boundary, increased containment of the small block of trees and grassland alongside Stratfield Farm would weaken its role as a boundary feature.
- 1.13 **Figure 4** indicates a suggested minor amendment to the proposed Green Belt boundary that reduces the degree to which the block of trees and grassland would be enclosed by inset development. Increasing connectivity between this area – which was identified in NERC Act S41 habitat data as a traditional orchard and possible priority grassland – and adjacent remaining open land in PR49 would also be beneficial in terms of biodiversity and would provide a buffer to the woodland edge.




PR9 – West of Yarnton (PR51a and PR51b)

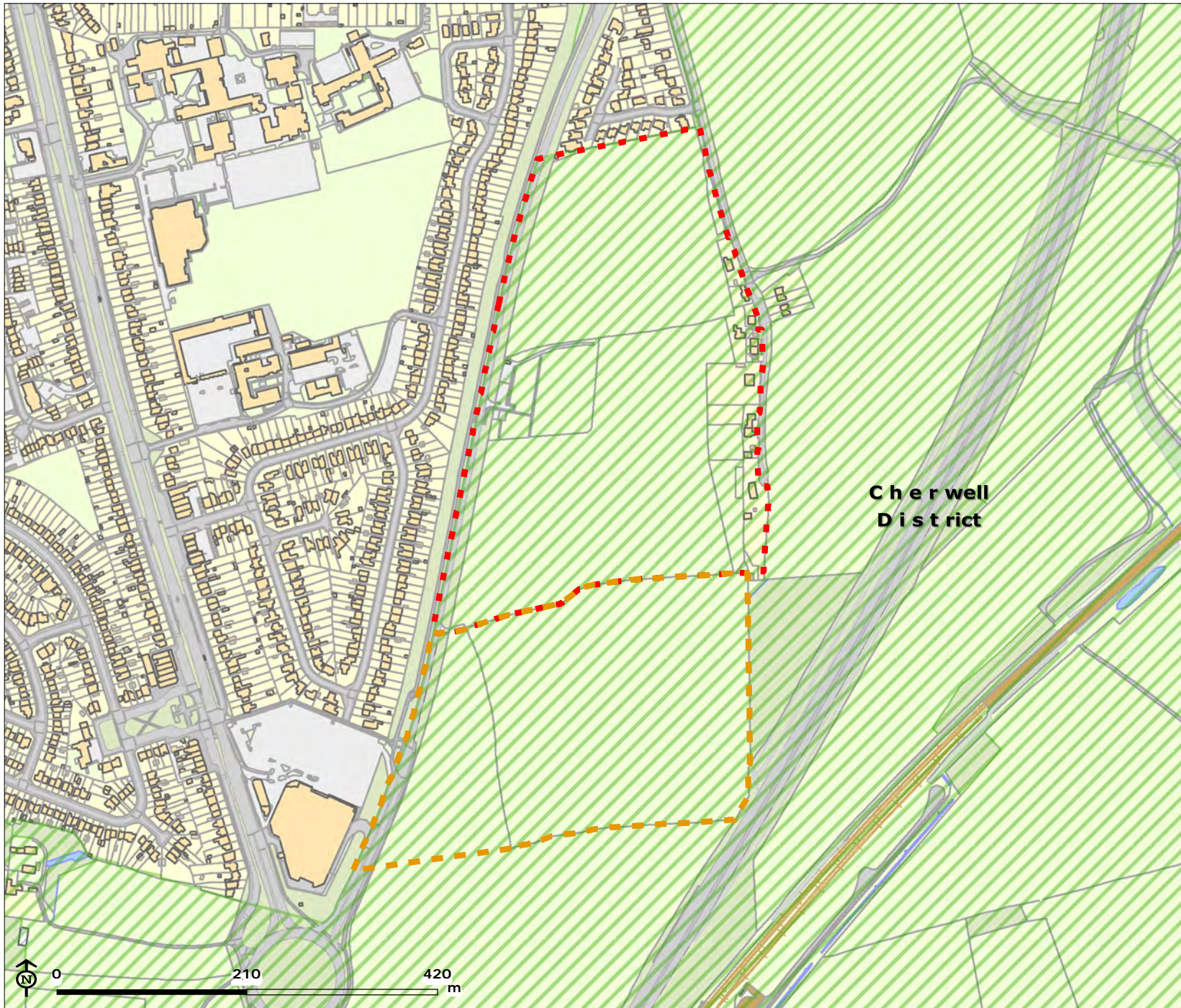
- 1.14 **Figure 5** below shows the boundary for PR9 indicated in the Submission Local Plan. **Figure 6** (supplied by Cherwell District Council) shows the Council's proposed amended boundary and also indicates an adjacent area to the east, proposed for retention in the Green Belt, which would form a zone of parkland between the urban edge and agricultural land beyond, and an area of woodland which would similarly provide a buffer to the north.
- 1.15 The Submission Local Plan's proposed western boundary for the PR9 Green Belt release followed existing field boundaries (other than a short stretch where a new school was proposed) contained between the more clearly defined area to the north and existing inset development to the south. Within PR51b, these boundaries also mark a distinction between areas closer to the inset settlement of Yarnton, rated at *moderate* and *moderate-high* harm, and land to the west which was rated at *high* harm.

- 1.16 The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reason for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside separate from the inset settlement edge. The Cherwell Green Belt Study also noted that higher ground in parcel PR51b formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.
- 1.17 The change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.
- 1.18 Ideally the new Green Belt boundary should represent a clear distinction between the inset residential area and adjacent Green Belt land. It should lie outside of residential curtilages, so that it can be managed in a way that serves this purpose. It is appropriate that the proposed parkland and woodland areas should remain as Green Belt, where they have the potential to provide improvements to environmental quality and accessibility to help offset the impact of release of land (a requirement noted at paragraph 138 of the NPPF).
- 1.19 Any smaller areas of open land that lie between the suggested parkland and new built development, and which would be likely to have a stronger physical association with the developed area than with the wider countryside, could form part of the Green Belt release, in preference to the creation of a more convoluted boundary following property curtilages. Any proposed woodland blocks should remain within the Green Belt, so that their contribution to preventing countryside encroachment has greater protection. Any land identified for potential outdoor sports should also remain in the Green Belt, but urbanising elements should be minimised, so as to preserve Green Belt openness.

Figure 1

South East Kidlington
Proposed Boundary

-  Green Belt
-  Potential removal from Green Belt – Submission Local Plan 2017
-  CDC potential additional removal from Green Belt



Cherwell
District

Source: OS, LUC,
Cherwell District Council

Map Scale @ A4: 1:6,000



Figure 2

South east Kidlington amended boundary proposal - supplied by Cherwell District Council

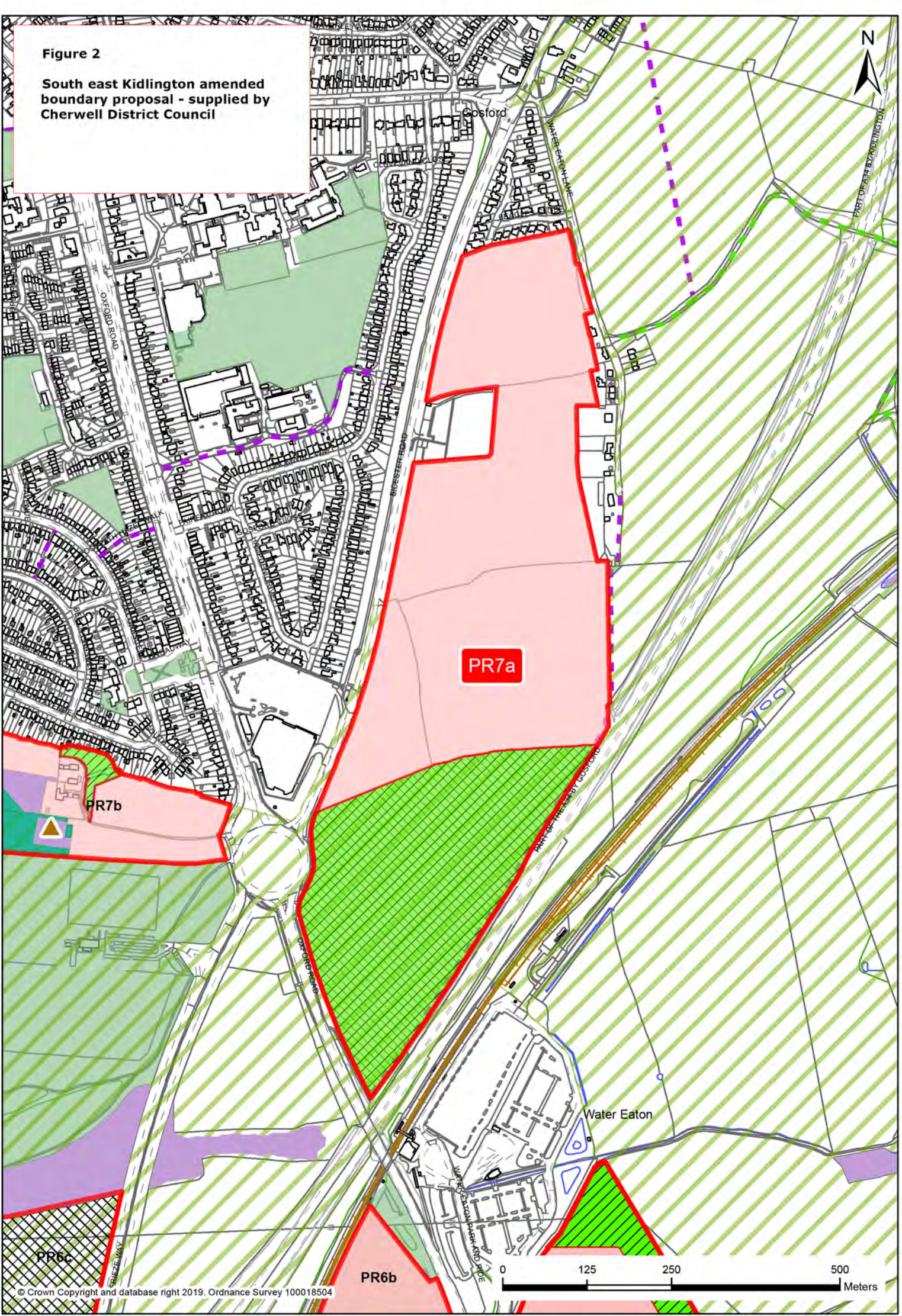



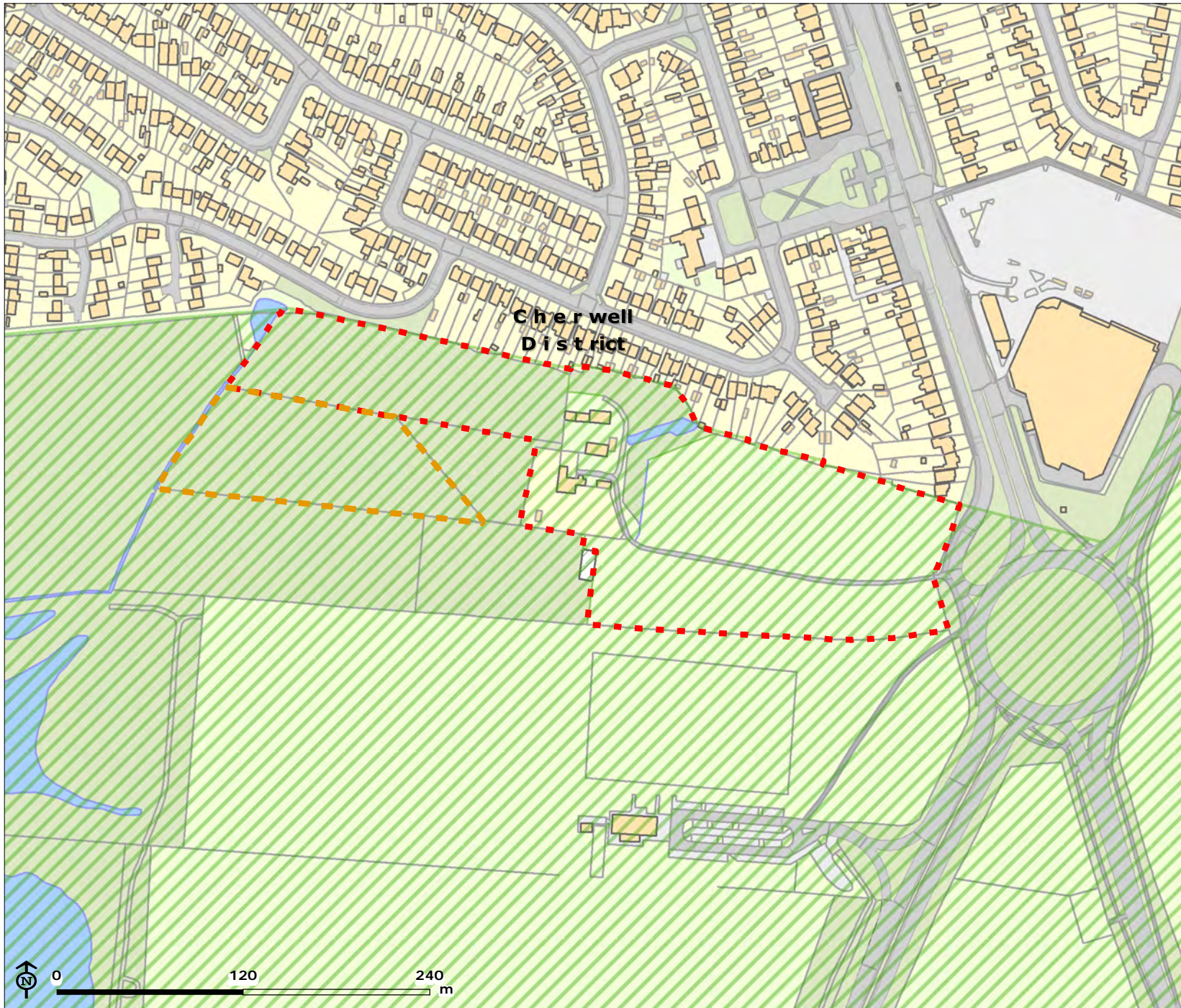


Figure 3

Stratfield Farm Proposed Boundary

-  Green Belt
-  Potential removal from Green Belt – Submission Local Plan 2017
-  CDC potential additional removal from Green Belt






Source: OS, LUC,
Cherwell District Council

Map Scale @ A4: 1:3,500



Figure 4

Stratfield Farm Proposed Boundary

-  Green Belt
-  Potential removal from Green Belt – Submission Local Plan 2017
-  LUC suggested Green Belt boundary






Source: OS, LUC,
Cherwell District Council

Map Scale @ A4: 1:3,500

Figure 5

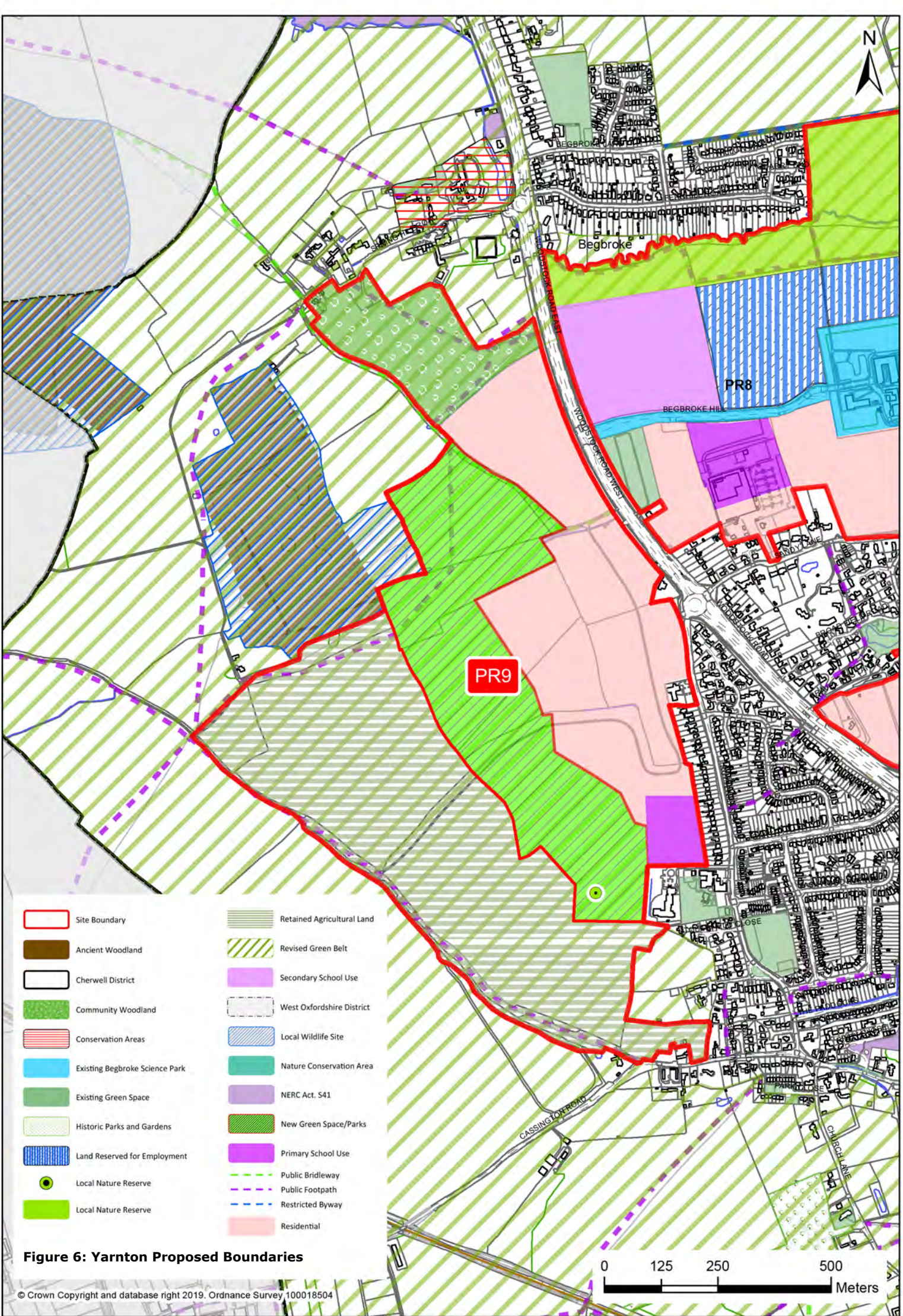
Yarnton Proposed Boundary

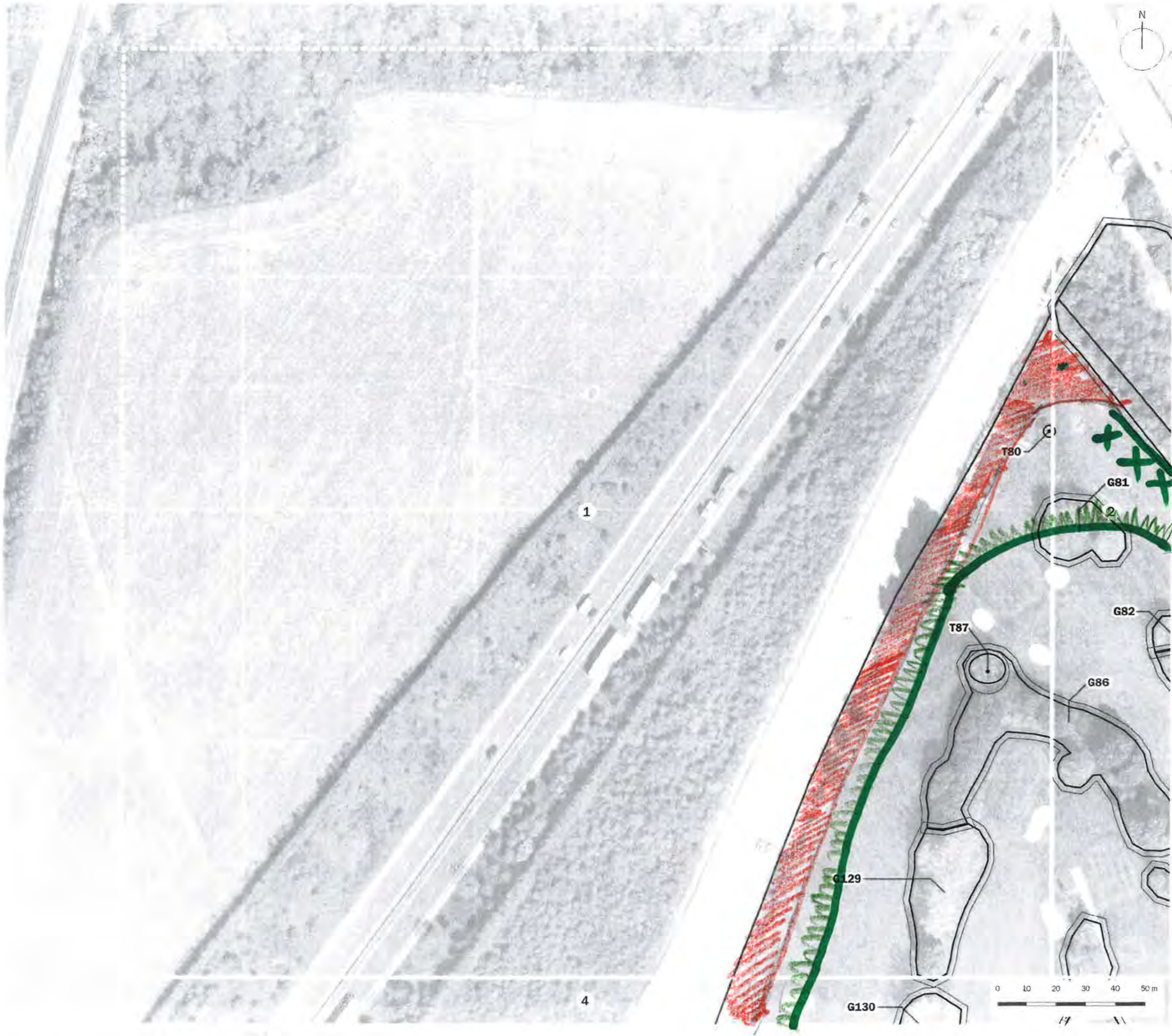
-  Green Belt
-  Potential removal from Green Belt – Submission Local Plan 2017
-  CDC proposed built development



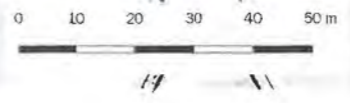
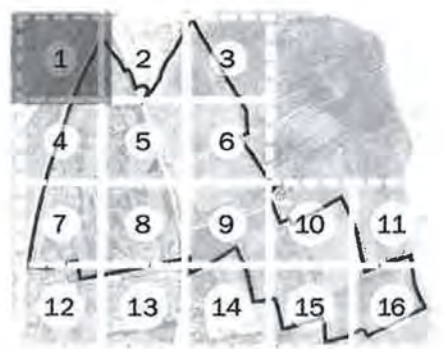
Source: OS, LUC,
Cherwell District Council

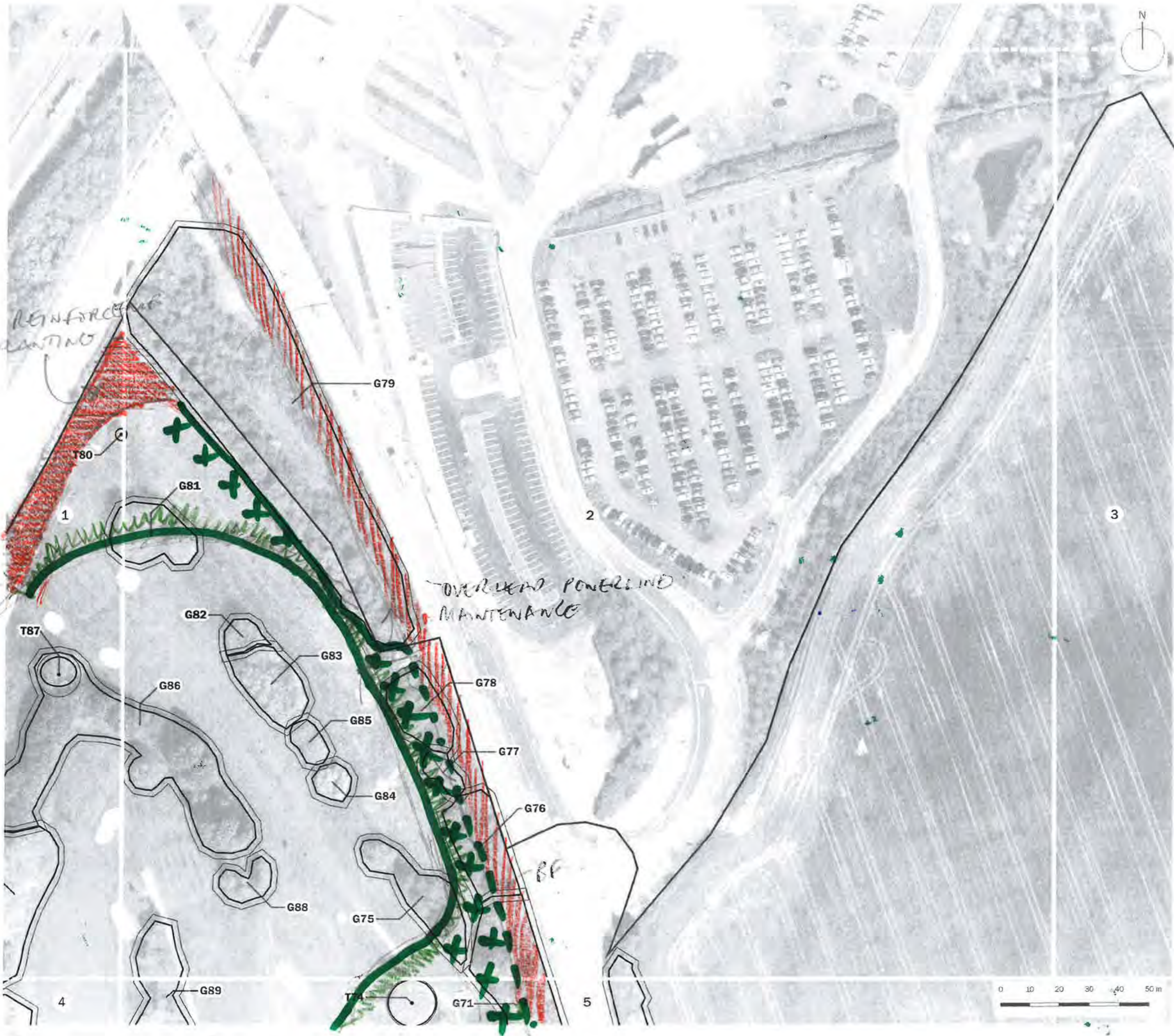
Map Scale @ A4: 1:7,000





- Site Boundary
- Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Veteran Tree
- EXTEND OF OPEN SPACE
- NEW TREES
- REINFORCEMENT PLANTING



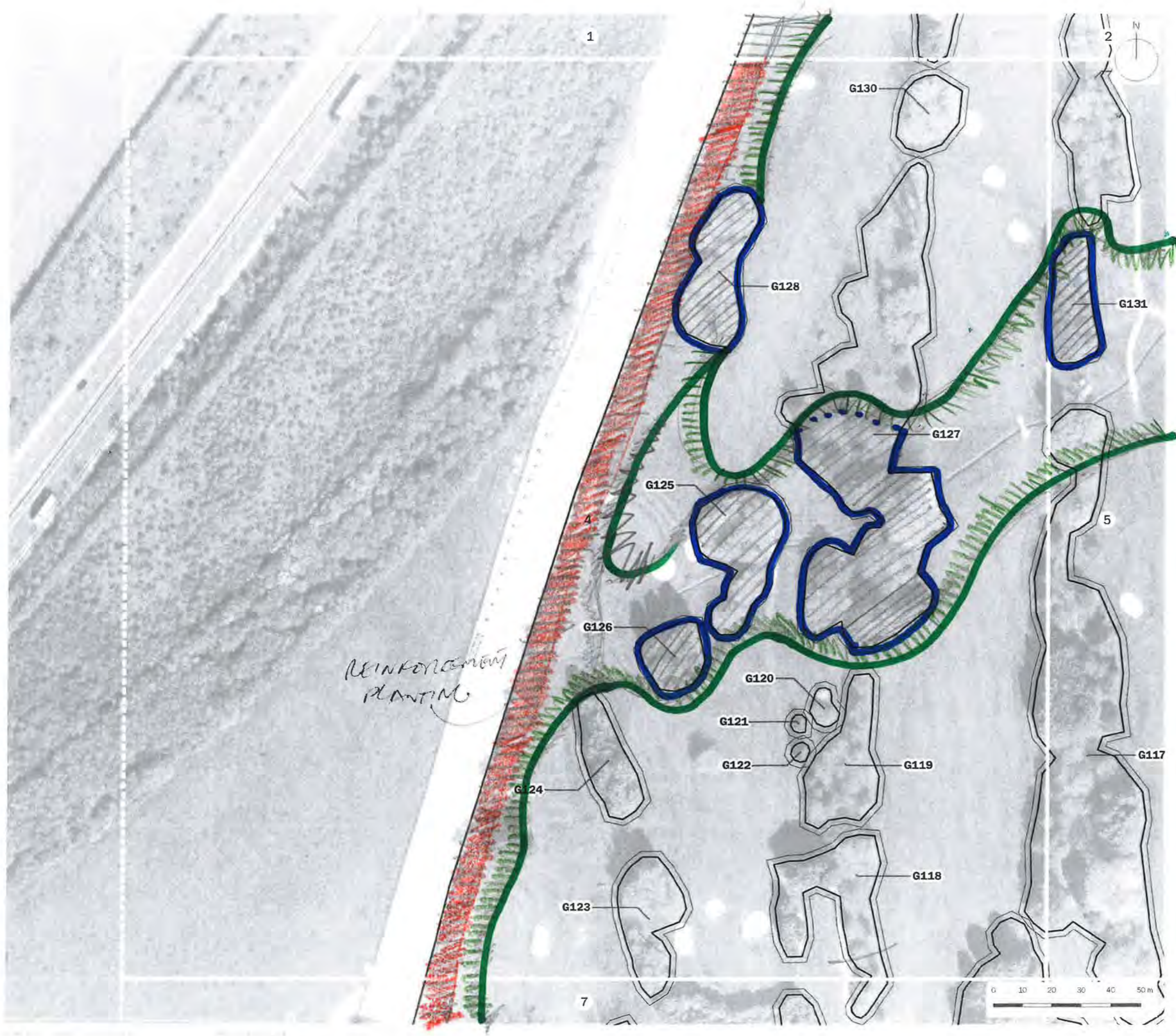


Legend

- Site Boundary
- Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Veteran Tree
- EXTENT OF OPEN SPACE / BUFFER
- NEW TREES
- REINFORCEMENT PLANTING
- POTENTIAL BUS LANE

Inset Map
















1	2	3		
4	5	6		
7	8	9	10	11
12	13	14	15	16

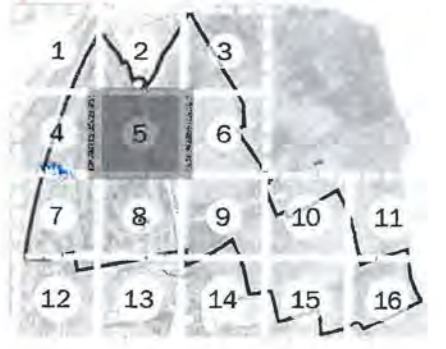


- Site Boundary
- Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value
- Veteran Tree
- RETAIN VIABLE TREES " ALL AREA.
- EXTENT OF OPEN SPACE BUFFER
- REINFORCEMENT PLANTING

















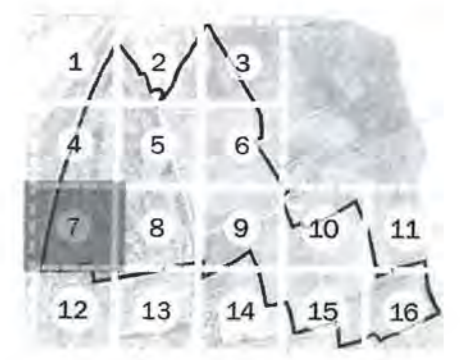


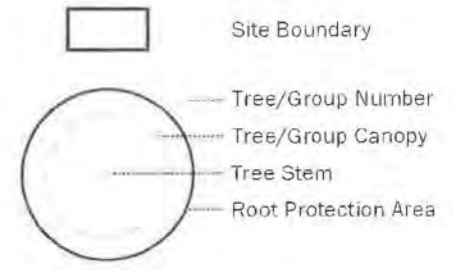
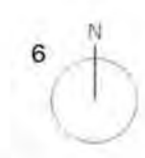
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-  Category U: Trees of poor quality and value
-  Veteran Tree
-  BL BUS LANE.
-  RETAIN VIABLE TREES " ALL AREA.
-  EXTENT OF OPEN SPACE.
-  ++ NEW TREES
-  POTENTIAL BUS LANE.





-  Site Boundary
-  Tree/Group Number
-  Tree/Group Canopy
-  Tree Stem
-  Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
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-  Category U: Trees of poor quality and value
-  Veteran Tree
-  RETAIN VIABLE TREES " ALL AREA
-  EXTENT OF OPEN SPACE
-  REINFORCEMENT PLANTING
-  NEW TREES.





- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value

☆ Veteran Tree

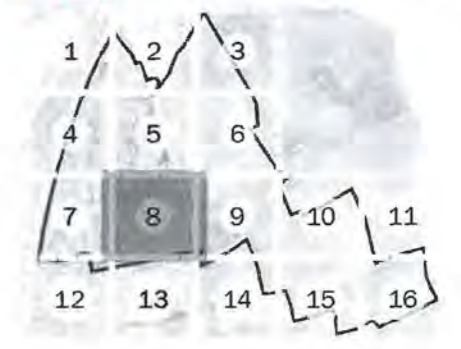
BL BUS LANE

— RETAIN VIABLE TREES ALL AREA

— EXTENT OF OPEN SPACE

++ NEW TREES

REINFORCEMENT PLANTING



RETAIN VIABLE TREES / BUFFER NO CUPRESSUS.

REINFORCEMENT PLANTING & BUFFER



Examination into the Oxford Local Plan 2036

IC9 - Inspectors' interim conclusions

We are writing to set out in brief our interim conclusions on some of the key issues arising in the examination into the Oxford Local Plan 2036, principally in respect of the housing requirement and overall housing need. We feel that clarifying the position at this stage would assist the City Council and those neighbouring authorities, residents and stakeholders who are interested in the planning issues arising in the city and region. It should be emphasised that these are our interim conclusions; our final report will be published in due course after we have considered all the representations made in response to the consultation on the Main Modifications.

Housing need, housing capacity and housing provision, and their various components, formed the basis of detailed discussion in the first week of the Examination hearings which took place from 3 December to 17 December 2019. We should like to thank the Council and, through this letter, all the participants, for their helpful and well-researched contributions to the hearings.

On the subject of housing need, it is our preliminary view that no main modifications are required in respect of the plan's assessments of overall housing need or affordable housing need, or in respect of the annual need figure of 1,400 dwellings per annum over the plan period from 2016 to 2036 which is referred to in section 3 of the plan. This figure is based on substantial and sound evidence and on tried and tested methodologies which accord with Government guidance. The approach is justified in the context of the circumstances which include serious unaffordability in the housing market and unusually marked inequalities in the city.

The plan's overall housing need figure is aimed at meeting the very substantial level of affordable housing need. Affordable housing need has been properly calculated within an up-to-date SHMA update (2018) (HOU.5) in accordance with government guidance and takes into account all relevant inputs and appropriate adjustments. There is an agreed approach with neighbouring districts in respect of growth and the accommodation of unmet need which addresses the question of delivery. We have come to the interim conclusion that the scale of the overall housing need and the other significant factors, which we will detail in our final report, constitute exceptional circumstances for the release of Green Belt to accommodate the identified housing need.

In terms of the housing requirement, in other words the amount of housing to be accommodated within Oxford itself over the plan period, the submitted plan's housing requirement was 8,620 dwellings from 2016 to 2036 but the Council have proposed a modification to Policy H1, as set out in its statement on Matter 4, which provides an updated figure and establishes the total housing requirement at a minimum of 10,884 dwellings from 2016 to 2036 within the city's boundaries. Our view at this stage is that this proposed main modification is required to make the plan sound, and also that the stepped trajectory as proposed to be modified is realistic and should ensure the maintenance of a rolling 5 year supply of housing land.

We have looked at the wider implications of this modification and the issues arising from the different time periods in the submitted plan compared with those used by the assumptions of the Oxford Growth Board. The Board's assumptions, and hence the working figure used by other LPAs, was 10,000 dwellings in Oxford from 2011 to 2031. The calculations in the Council's paper OCC.1B seek to resolve the issues raised by the different time periods. Adding completions between 2011 and 2015 to the annualised capacity-based housing requirement for 2016-2031 gives a figure of 9,588 dwellings for 2011 to 2031, ie the period on which the Growth Board's figures are based. This is very close to the Growth Board's assumed capacity figure for Oxford of 10,000 dwellings.

We have therefore come to the preliminary conclusion that the calculation of overall housing need set out in the Plan and supporting documents is sound and that the annualised figure of need established in the plan, taken together with the capacity-based housing requirement as proposed to be modified, and the known rate of completions from 2011 to 2015, do not give rise to any meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need set out and discussed in paragraphs 3.10 to 3.12 of the submitted plan.

We discussed in the hearings the need for the Council to maximise opportunities to deliver housing within the city and especially on brownfield land in accordance with the NPPF. Clearly the Council need to ensure that urban land is brought forward where possible, and during discussion at the

hearings it proposed a main modification which would add minimum housing numbers to the site allocations. This would create certainty for all concerned and would give assurance that a certain minimum number of homes can be achieved, with the potential for higher levels of delivery subject to compliance with plan policies. The Council also proposed a main modification which will allow for complementary uses to the designated uses on the allocated sites to ensure that the plan is positively-prepared and enables site allocations to be developed flexibly but in acceptable ways. We consider that these proposed main modifications are required for soundness.

Throughout the examination we have borne in mind the imperative of providing housing and affordable housing, and this has led us generally to find sound the proposed balance of land uses in the plan and support the individual site allocations, subject to certain main modifications which have been discussed with the Council. We do not need to go through all of those modifications in this letter; they have already been included in the Council's preliminary modifications schedule which is on the website. We would however draw attention to the main modification that followed discussions in writing, where we recommended the Council remove the requirement to make affordable housing contributions on sites of less than 10 homes to ensure that the plan is sound and in accordance with national policy, and the Council subsequently proposed this modification.

We believe it is right for the plan to continue to exercise careful management over the locations for student housing and employer-linked affordable housing so as, among other things, not to impair the delivery of housing to meet wider needs. And in the interests of helping to meet affordable housing needs, and to deliver a balance of types of housing, we also consider it right as a general principle for the plan to seek affordable housing contributions from the development of student accommodation over the threshold size. But we consider that a main modification is required exempting the development of certain forms of student accommodation on campus and university redevelopment sites from those contributions, in recognition of the onus to provide for additional student accommodation which is specifically placed on the universities by the effect of the Policy H9 cap. The Council have put forward a main modification to this end.

Whilst some of these main modifications are intended to create opportunities for boosting the supply of housing from within Oxford in accordance with the NPPF, their overall effect will be essentially to bolster the supply of windfalls and potentially, by introducing some flexibility, to add to the anticipated housing numbers on certain allocated sites. In other words they are important in reinforcing the robustness of the plan's housing delivery and its resilience in meeting its 5 year housing land supply, but on the evidence we believe that they are very unlikely to be of a scale to make a significant difference to the level of the city's unmet need for housing that cannot be accommodated within its boundaries and needs to be accommodated by Oxford's neighbours.

On non-housing matters, we have had extensive discussions in writing on a range of policies prior to the hearings, a number of which have given rise to suggested main modifications. These include, for example, modifications to the employment, transport and heritage policies in response to our earlier written questions. These will be included in the finalised Schedule of Main Modifications in due course and we do not intend to go into them here. The reasons behind them are all documented and are on the examination website, in correspondence between ourselves and the Council.

Our assessment of the evidence base, plan preparation and plan contents have led us to conclude that the plan meets the requirements for legal compliance, and we have not found it necessary to devote hearing sessions to this subject.

Finally, the Schedule of Main Modifications will be published and will be subject to consultation in due course, and we will consider the results of that consultation before reaching conclusions in our final report.

Jonathan Bore
Nick Fagan

Inspectors



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

EQUALITY IMPACT ASSESSMENT SCREENING

**PARTIAL REVIEW OF THE CHERWELL LOCAL PLAN 2011 - 2013 (Part 1):
Oxford's Unmet Housing Needs**

Proposed Main Modifications

February 2020

Equality Impact Assessments

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1. INTRODUCTION

- 1.1. This Equality Impact Assessment reviews the Proposed Modifications to the Submission Draft Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs. The assessment includes the policies contained within the proposed submission plan to provide Cherwell's share of the unmet housing needs of Oxford to 2031. Equalities Impact Assessments were undertaken as an integral part of the preparation of the adopted Cherwell Local Plan.
- 1.2. The purpose of this Equality Impact Assessment (EQIA) is to assess what impact the Local Plan Submission Draft Partial Review policies will have on different sections of the community referred to as the 'protected characteristics' which include:
- Age
 - Disability
 - Gender reassignment
 - Sexual orientation
 - Race
 - Religion
 - Gender
- 1.3. Equality Impact Assessments systematically assesses and records the actual, potential or likely impact of a service, policy or project – or a significant change in the same – on different groups of people. The consequences of policies and projects on particular groups are analysed and anticipated so that, as far as possible, any negative consequences can be eliminated or minimised and opportunities for ensuring equality can be maximised. This EQIA will be deposited with the Proposed Modifications to the Submission Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Needs during the consultation period.
- 1.4. The EQIA was prepared in liaison with the Council's Policy and Projects Officer. This EQIA highlights the steps that have been undertaken to evaluate the potential impact of Local plan policies on those in the community with protected characteristics, and what steps have been taken to address any negative impacts. The assessment follows the Council's standard methodology as outlined below:

Stage 1 involves the Initial Screening of the assessment and is intended to check whether the Partial Review of the Cherwell Local Plan Part 1 has an adverse impact on equality groups and identify relevant actions and likely costs/resources associated with any proposed improvement. **Appendix 1** contains the initial screening of the Proposed Modifications to the Submission Partial Review of the Cherwell Local Plan Part 1.

Stage 2 of the Council's EQIA requires the completion of an In Depth (Full) Assessment if the answer is yes to more than one of the Initial Screening questions.

- 1.5. The initial screening of the Proposed Modifications to the Submission Draft Partial Review of the Cherwell Local Plan resulted in a YES response to the Initial Screening question: Is the proposed policy or actively likely to have a negative effect on our relations with some sections of the local community?

Some of the policies contained within the Submission Draft Partial Review may have a negative effect on our relations with some aspects of the local community. However, this is not necessarily an equality issue. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. The proposed changes include new housing including affordable housing, improved accessibility to the countryside in particular for disabled and wheelchair users, new services and facilities and public transport infrastructure.

- 1.6. Following the initial screening of the Submission Draft Partial Review for the Cherwell Local Plan Part 1 it is concluded that an In Depth (Full) Equality Impact Assessment is not required.

Equality Impact Assessment

APPENDIX 1 STAGE 1 - INITIAL SCREENING DETAILS ASSESSING POLICIES AND ACTIVITIES - GUIDANCE FOR STAFF

Notes:

1. As a result of this exercise, you will have checked that your policy or activity does not have adverse impact on equality groups and you will have identified relevant action that you need to take, and the likely costs/resources associated with any improvement. The equality groups covered are at present: Race, Gender, Disability, Sexuality and Religion in employment by 2003 and Age by 2006. **Note. This is not simply a paper exercise - it is designed to make sure that your policy or activity is delivered fairly and effectively to all sections of our local community.**
2. Please note that the Council is required to publish the results of these assessments, and updates, therefore **your completed Appendices may be public documents.**
3. Appendix 1 questionnaire (**to be completed for each relevant Strategy, Policy or Service Development**) is for use regardless of whether your policy or activity is aimed at external customers or internal staff.

Please tick/delete as appropriate: Is this EIA for a,

Strategy	<input checked="" type="checkbox"/>	Existing	<input type="checkbox"/>	
Policy	<input checked="" type="checkbox"/>	New/Existing	<input checked="" type="checkbox"/>	
Service	<input type="checkbox"/>	Development	<input type="checkbox"/>	New/Existing

Name of Strategy, Policy or Service Development:

Submission Draft Partial Review of the Cherwell Local Plan Part 1: Oxford's Unmet Housing Needs incorporating proposed main modifications.

AIMS, OBJECTIVES & PURPOSE OF THE POLICY OR ACTIVITY:

The Local Plan is a statutory requirement and is the main document of the Local Development Framework. The Partial Review of the Local Plan contains proposals for helping to address Oxford's unmet housing need to 2031 and will form an addendum to the adopted Cherwell Local Plan 2011-2031 (Part 1) when finalised.

All the other Development Plan Documents produced by the Authority and Neighbourhood Plans must be in general conformity with the Local Plan.

PLEASE LIST THE MAIN STAKEHOLDERS/BENEFICIARIES IN TERMS OF THE RECIPIENTS OF THE ACTIVITY OR THE TARGET GROUP AT WHOM THE POLICY IS AIMED:

The Main Modifications to the Submission Draft Partial Review Plan includes development proposals in the District until 2031 and could have an impact on all those that live and work in the District. The main stakeholders are, therefore, the Cherwell community and those with an interest in the Cherwell District. These include residents, local businesses, stakeholders, staff, and partners.

IF THE ACTIVITY IS PROVIDED BY ANOTHER DEPARTMENT, ORGANISATION, PARTNERSHIP OR AGENCY ON BEHALF OF THE AUTHORITY, PLEASE GIVE THE NAMES OF THESE ORGANISATIONS/AGENCIES:

N/A

LEAD OFFICER: Christina Cherry
SERVICE AREA: Planning and Development

TEL: 01295 227985

DIRECTORATE: Communities
ASSESSMENT REVIEW DATE: 12 February 2020

Equality Impact Assessment

STAGE 1 – INITIAL SCREENING ASSESSMENT

Q	Screening Questions	Y/N
1.	Does the policy or activity knowingly prevent us in any way from meeting our statutory equality duties under the 2010 Equality Act?	N
2	Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	N
3	Is there any evidence that information about the policy or activity is not accessible to any equality groups?	N
4	Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	N
5	Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	N
6	Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	N
7	This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	N
8	Will there be a negative impact on any equality groups? If so please provide brief details below.	N
	<p>Equality Impact: Evidence:</p> <p>The Submission Draft Partial Review Plan incorporating proposed main modifications sets out the strategy for how Cherwell District will help meet Oxford's unmet housing need to 2031. It indicates how much growth and broadly where the growth will take place, and how it will be delivered, and will form an addendum to the adopted Cherwell Local Plan Part 1 when adopted.</p> <p>The Vision of the Partial Review for meeting Oxford's unmet housing needs in Cherwell is:</p> <p>"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:</p> <ol style="list-style-type: none"> 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 <p>The Partial Review contains four additional Strategic Objectives to those contained in the adopted Local Plan:</p> <ul style="list-style-type: none"> • 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.

The Submission Draft Partial Review, incorporating main modifications, proposals are based on a range of evidence documents which use population forecasts and need assessments. These include breakdowns of gender, age, race/ethnicity and disability. Such documents include the Oxford City Council’s Housing Strategy 2015-2018 (as the Plan proposals seek to meet Oxford’s unmet housing need), Census 2011, and the Strategic Housing Market Assessment (SHMA) 2014), which considers the housing needs of specific groups such as older people, minority groups and people with disabilities. The Partial Review evidence base is available to view on the Council’s website link: <https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base>

Development proposals set out in the Partial Review will guide land use, and the provision of physical infrastructure. However, the delivery of services is dealt with by service provider Departments in Cherwell DC, Oxfordshire County Council, health authorities and utility providers. The Partial Review will affect everyone in the areas where it is delivered because its policies are land-use based. The SHMA takes into account the needs of all sections of the community including the elderly and the disabled. It is not considered that it will have a negative impact on race, gender, disability, sexual orientation or religion.

The Submission Draft Partial Review of the Cherwell Local Plan (Part 1) – Oxford’s Unmet Housing Need has been prepared following extensive public consultation. There were three stages of consultation. They are:

- Issues Paper Consultation was held for six weeks from 29 January 2016 to 11 March 2016.
- Options Consultation Paper was held for eight weeks from 14 November 2016 to 9 January 2017.
- The Proposed Submission Plan Consultation was held for fourteen weeks from 17 July 2017 to 10 October 2017.

The representations have been taken into account in preparing the Submission Draft of the Partial Review of the Cherwell Local Plan 2011- 2031.

The Partial Review is prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and the Council’s Statement of Community Involvement (SCI) July 2016 <https://www.cherwell.gov.uk/info/33/planning-policy/383/statement-of-community-involvement>, which sets out how and when people can be involved in the preparation of Local Plans.

These two documents ensure that in the preparation of a Local Plan, the Council

	<p>consults with individuals and bodies which represent the interests of different age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, local or national groups, religious groups, and the elderly.</p> <p>Cherwell District Council Statement of Community Involvement Adopted on 18 July 2016 contains a list of the groups who should be engaged with in Appendices 1, 2 and 3.</p> <p>The results of consultation during the different stages of Local Plan preparation are reported in the Statement of Consultation. The statement has been kept up to date when consultation on Local Plan documents is carried out. An addendum statement detailing consultation on the Proposed Main Modifications to the Submission Partial Review has been produced to supplement the Consultation Statement.</p> <p>The SCI July 2016 and Statement of Consultation can be viewed on the Council's website.</p>	
9	<p>Is the proposed policy or activity likely to have a negative effect on our relations with certain equality groups or local community? If so please explain.</p> <p>Some of the policies contained within the Partial Review may have an impact on the local communities. However, this is not necessarily an equality issue. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. The proposed changes include new housing including affordable housing, improved accessibility to the countryside in particular for disabled and wheelchair users, new services and facilities and public transport infrastructure.</p>	Y
10	<p>There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:</p> <p>Cherwell District Council considers that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability.</p> <p>Cherwell District Council Statement of Community Involvement adopted in July 2016 addresses a number of changes to the planning system, including the statutory Duty to Co-operate with the prescribed bodies and Neighbourhood Planning introduced by the Localism Act 2011. It sets out how the Council will engage with the community in the preparation of Local Development Plan Documents.</p> <p>Extensive structured consultation has taken place during the preparation of the Submission Partial Review with the wider general public, community representatives, other public and private sector organisations and the voluntary sector. All comments and representations have been taken into account and have helped in influencing the formation of the policies of the Partial Review. In particular, efforts are made to ensure people who traditionally have not been involved with planning policy have the opportunity to have their view heard. Each stage of plan preparation is accompanied by public participation and consultation on the proposed plan, inviting comments and representations on the plan. These are summarised in the Consultation Statement.</p>	N
11	<p>Has this assessment missed opportunities to promote equality of opportunity and positive attitudes? No. The Council will continue to encourage the participation of all sectors of the community in the preparation of the Partial Review of the Local Plan.</p>	N

**Proceed to In Depth (Full) Assessment (complete Appendix 2) if the answer is YES to more than one of the above questions.
For any YES answers include an improvement action in your Equality Improvement Plan.**

Declaration

I am satisfied that an initial screening has been carried out on this policy or activity and an In Depth (Full) Equality Impact Assessment is not required. I understand that the EIA is required by the Council and take responsibility for the completion and quality of this assessment.

Completed by: Planning Policy

Date: 12 February 2020

Countersigned by Assistant Director Planning and Development: David Peckford

Date: 12 February 2020

Equality Impact Assessment

Please detail below your evidence which has determined whether you have answered either Yes or No to the initial screening questions.

Screening Questions	Screening Narrative
Does the policy or activity knowingly prevent us in any way from meeting our statutory equality duties under the 2010 Equality Act?	<p>There is no evidence that the Partial Review of Local Plan Part 1 prevents us in any way in meeting the equality duties.</p> <p>The Statement of Community Involvement, which sets out how we will engage our community in the preparation of planning documents, actively seeks involvement in planning from all aspects of the community.</p>
Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	<p>There is no evidence to suggest that any of the protected groups have been disadvantaged through the Local Plan preparation process or will be negatively affected by policies contained in it.</p>
Is there any evidence that information about the policy or activity is not accessible to any equality groups?	<p>There is no evidence that information about the Partial Review of the Cherwell Local Plan Part 1 is not accessible to any equality groups.</p> <p>The Submission Partial Review Local Plan, incorporating the main modifications, and all supporting documents are available on CDC's website.</p> <p>Hard copies of the relevant Local Plan documents are also available to view at all Council offices and public libraries. The Council has placed advertisements in the local press.</p> <p>The preparation of the Partial Review Plan has been the subject of widespread publicity including in newspapers and through exhibitions and meetings.</p> <p>During the previous stages of the preparation of the Partial Review Plan, as some of the consultation documents have been quite large documents, we have also produced leaflet summaries to enable a wider audience to understand the Plan proposals.</p>

	We also offer translator services for all our publications
Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	No. There is no evidence to suggest that any equality issue related complaints have been received. We have received many comments at each consultation stage to the various issues under consideration within the Partial review of the Local Plan. These are discussed within the report on consultations.
Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	No recommendations received
Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	There are no negative outcomes identified. The Local Plan is for land use development in the District and all communities will continue to be involved.
This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	Internal teams have been consulted in the preparation of the Partial Review of the Cherwell Local Plan – Part 1, and none have highlighted equality impacts. Consultation has taken place at the service, directorate and working with the Council, District Council and City Council during the preparation of the Partial Review.
Will there be a negative impact on any equality groups?	No. However, for clarity, we have set out how planning and the Local Plan may impact on the various equality groups Age: <ul style="list-style-type: none"> • Design and Accessibility in the physical environment (e.g. relationship of housing to social and community facilities and ease of access by public transport) • Specific housing and community facilities provision for older people (e.g. changing demographics requiring homes for life and care home facilities). Disability: <ul style="list-style-type: none"> • Design and Accessibility in the physical environment. Gender (including Transgender): <ul style="list-style-type: none"> • Design and Accessibility in the physical environment. Race (including Gypsy and Traveller): <ul style="list-style-type: none"> • Can affect provision of land and facilities to meet specific lifestyle needs. Religion or belief: <ul style="list-style-type: none"> • Can affect provision of special facilities to meet needs for worship and lifestyle

	<p>Sexual Orientation</p> <ul style="list-style-type: none"> • Can affect provision of land and facilities to meet specific lifestyle needs. <p>Other groups</p> <ul style="list-style-type: none"> • Regeneration and/or land use and facility related provision targeted to meet the needs of communities in particular locations that have special needs (e.g. rural deprivation or areas of high unemployment and socio-economic deprivation) • Text modification to provide more support for the provision of housing which better meets the needs of the elderly and disabled people.
<p>Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.</p>	<p>Yes. Some of the policies contained within the Partial Review of the Cherwell Local Plan Part 1 may have a negative effect on our relations with some aspects of the local communities. However, this is not necessarily an equality issue. Some local communities will not support the housing requirements and strategy for delivering the houses, for example large strategic site locations</p>
<p>There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:</p>	<p>Cherwell District Council intends that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability. As part of the Local Plan preparation the Council has produced a Statement of Consultation, which was adopted on 18 July 2016. This is a plan for how the Council will engage with the community in the preparation of the key planning policy documents.</p> <p>In particular, efforts are made to ensure people who traditionally have not been involved with planning policy have the opportunity to have their view heard.</p> <p>Full details of all consultation on preparation of the Partial Review of the Local Plan have been outlined in the Consultation Statement. It includes analysis of the representations from the consultations. The Consultation Statement will continue to be updated as the subsequent stages of the Partial Review of the Plan are completed.</p>
<p>Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?</p>	<p>No</p>