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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 5<sup>th</sup> March 2018. Following a Preliminary Hearing on 28<sup>th</sup> September, the Main Hearings of the examination process were held between 5<sup>th</sup>-13<sup>th</sup> February 2019.

- 1.6 Following completion of the Main Hearing Sessions the Inspector then published an Advice Note setting out preliminary conclusions on 10<sup>th</sup> 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, <b>and</b> along the A44 corridor to Yarnton and Begbroke. <del>and up to Woodstock in West Oxfordshire.</del>	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 ' <b><u>690</u></b> '	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 ' <b><u>670</u></b> '	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 ' <b><u>430</u></b> '	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 ' <b><u>120</u></b> '	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. <del>from Oxford to Woodstock in West Oxfordshire.</del>	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 <del>within the Oxford Green Belt removing land from the Oxford Green Belt for development.</del> '	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: <del>Seven</del> <b>Six</b> 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 <del>and to Woodstock in West Oxfordshire.</del>  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><del>7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.</del></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. <b><u>The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides.</u></b> 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 <b><u>new, emerging adopted</u></b> Local Plan. The <del>draft</del> 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. <b><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></b>	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 <del>is expected by the end of</del> on <del>the Cambridge-Milton-Keynes-Oxford Arc was published in November</del> 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, ' <b><u>Approximately 30,000 homes are being planned in the emerging Vale of Aylesbury</u></b> <del>Vale Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in</del> <b><u>for</u></b> 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 ' <b><u>690</u></b> '	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, <b>and</b> Begbroke <del>and Woodstock</del> 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 <del>other than land to the south-east of Woodstock</del> 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: <del>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.</del>	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		Renumber 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: <del>Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt.</del> 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, <del>West Oxfordshire District Council</del> , 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 ( <b>as defined by the NPPF</b> ) 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 <del>253-275</del> hectares of land – a <del>3</del> <b>3.3%</b> reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13. <del>98</del> %.	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, <b>provided for by Policy Kidlington 1 of the Local Plan,</b> 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 <del>10.8</del> <b>21</b> 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 <del>4.3</del> <b>5</b> 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 <del>17.7</del> <b>27</b> 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, <del>and PR9,</del> <b>and PR10.</b>	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 <del>PR9</del> <b>PR10</b> 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 <b><u>that can be sustained in the long term, and</u></b> Renummer sub-point vi. as sub-point vii. Add new sub-point vi. ' <b><u>the construction of sustainable urban drainage systems</u></b> '	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 ' <b><u>enhance health and well-being</u></b> '	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 <b><u>PR9 PR10</u></b> ...'	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, <del>as far as possible,</del> 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, <b><u>including helping to address climate change impacts and taking into account best practice guidance.</u></b> '	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 <b><u>in the long term.</u></b> '	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 <sup>nd</sup> 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 <b><u>emerging</u></b> Cherwell Design Guide Supplementary Planning Document (SPD), <del>and to</del> Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, <b><u>and Oxfordshire County Council's Cycling and Walking Design Guides...</u></b>	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 <del>690 650</del> dwellings (net) on approximately <del>25 24</del> hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare</del> ’	<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 addendum<sup>1</sup> 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>

<sup>1</sup> 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 <del>at least three</del> <b>two</b> forms of entry on <del>32.2</del> 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</u> <del>as</del> shown <u>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: ' <b><u>Minor variations in the location of specific uses will be considered where evidence is available.</u></b> '	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 ' <b><u>Two p</u></b> 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. <b><u>Required access to existing property via the site should be maintained.</u></b> '	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, <b><u>and protected and notable species surveys as appropriate, including for</u></b> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"	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 <del>include</del> <b><u>identify</u></b> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b> '	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 <b><u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> <del>has agreed</del> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> 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. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b> '	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 ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> ' 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 <b><u>the site will contribute towards maintaining</u></b> a five year supply of housing. <del>(for the site) will be maintained year on year.'</del>	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 <b>incorporated and</b> 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 <b>670 530</b> dwellings (net) on 32 hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.</del>	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 <sup>2</sup> to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR6b) will

<sup>2</sup> 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: <b><u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></b>	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 ' <b><u>Two p</u></b> Points of vehicular access and egress from and to existing highways, <b><u>primarily from Oxford Road, and connecting within the site.</u></b>	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, <b><u>and protected and notable species surveys as appropriate, including</u></b> 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. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b>	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 <b><u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> <del>has agreed</del> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> 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 <b><u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u></b> 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 <b>the site will contribute towards maintaining</b> a five year supply of housing. <del>(for the site) will be maintained year on year.</del>	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.  <b><u>Planning Application Requirements</u></b>  <b>1.</b> The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.  The Development Brief shall <b>include:</b>	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><b><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></b></p> <p><b><u>(b) Points of vehicular access and egress from and to existing highways</u></b></p> <p><b><u>(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.</u></b></p> <p><b><u>(d) Protection and connection of existing public rights of way</u></b></p> <p><b><u>(e) incorporate design principles that respond to the landscape, canal-side and Green Belt setting and the historic context of Oxford</u></b></p> <p><b><u>(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below</u></b></p> <p><b><u>(g) An outline scheme for vehicular access by the emergency services</u></b></p> <p><b><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></b></p> <p><b><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></b></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><b><u>4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting</u></b></p> <p><b><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></b></p> <p><b><u>6. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b></p> <p><b><u>7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development</u></b></p> <p><b><u>8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk</u></b></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 <b><u>partially</u></b> marks the extent of the area that is identified for development <b><u>and the remainder of the southern boundary follows a former historic field boundary</u></b>	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:  <b><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></b>	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: ' <b><u>Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.</u></b>	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 <del>430</del> <b>230</b> dwellings (net) on <del>21</del> <b>44</b> hectares of land (the residential area as shown). <del>The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare.</del> ’	<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 addendum<sup>3</sup> 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>

<sup>3</sup> 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 <del>21.5</del> <b>11</b> 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: <b><u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></b>	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, <b><u>and protected and notable species surveys as appropriate, including</u></b> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of 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, <del>Natural England has agreed in principle</del> <b><u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <del>the drainage its</del> 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. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> '	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 ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> '	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 <b>the site will contribute towards maintaining</b> a five year supply of housing. <del>(for the site) will be maintained year on year.</del>	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	Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary (see attached)	The effect of increasing the extent of residential development is addressed under the proposed modification to point 1 of Policy PR7b below.  The effect of reducing the size of the Nature Conservation Area is addressed under the proposed modification to point 7 of Policy PR7b below.  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)



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 <del>120 400</del> <b>120</b> homes (net) on <del>5.4</del> <b>5.4</b> hectares of land (the residential area). <del>The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.</del>	<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 addendum<sup>4</sup> 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>

<sup>4</sup> 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 <del>6.3</del> <b>5.3</b> 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, <del>and</del> Oxford City Council <b><u>and the Canal and River Trust</u></b>	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: <b><u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></b>	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, <b><u>unless otherwise approved,</u></b> 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 <del>only, as shown on the inset Policies Map.</del>	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, <b><u>and protected and notable species surveys as appropriate, including</u></b> great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, 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, <del>Natural England has agreed in principle</del> <b><u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <del>the drainage its</del> 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 <del>identify include</del> measures to avoid or minimise conflict with identified heritage assets within <b><u>and adjacent to</u></b> the site, particularly Stratfield Farmhouse. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></b>	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. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></b>	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 ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> ' 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 <b><u>the site will contribute towards maintaining</u></b> a five year supply of housing. <del>(for the site) will be maintained year on year.'</del>	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). <del>The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare</del> '	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 <del>at least</del> 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 <del>at least</del> two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'	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, <del>and</del> Oxford City Council, <b><u>Network Rail and the Canal and River Trust</u></b> '	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: ' <b><u>Minor variations in the location of specific uses will be considered where evidence is available.</u></b> '	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, <b><u>connecting</u></b> points from and to the A44 <b><u>and</u></b> 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 <b><u>and Network Rail</u></b> , 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 <b><u>include be informed by a</u></b>	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-<del>or below</del> 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> <del>and</del> surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	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. <b><u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u></b>	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, <del>Natural England has agreed in principle</del> <b><u>and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> network.'	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 <del>include</del> <b><u>identify</u></b> 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. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b>	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. <b><u>The outcomes of the investigation and mitigation measures shall be</u></b>	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?
			<b><u>incorporated or reflected, as appropriate, in any proposed development scheme.'</u></b>	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 <b><u>'The application shall include a management plan for the appropriate re-use and improvement of soils'</u></b> 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 <b><u>the site will contribute towards maintaining</u></b> a five year supply of housing. <del>(for the site) will be maintained year on year.'</del>	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 <del>informal</del> access to the countryside <del>and significant ecological and biodiversity gains primarily</del> <b><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></b> 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 <b>540</b> dwellings (net) on approximately <b>25.16</b> hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare'</del>	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 Assessment<sup>5</sup> 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 addendum<sup>6</sup> 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 <del>4.6</del> <b>1.8</b> 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>

<sup>5</sup> Landscape Assessment for Site PR9, WYG, 2019

<sup>6</sup> 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:  <del>'Public access within the 74 hectares of land</del> <b><u>The provision of public open green space as informal parkland on 24.8 hectares of land</u></b> 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  <b><u>'The retention of 39.2 hectares of land in agricultural use in the location shown'</u></b>	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: <b><u>'Minor variations in the location of specific uses will be considered where evidence is available.'</u></b>	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: <b><u>'At least two separate p</u></b> Points of vehicular access and egress to and from the A44 <b><u>with a connecting road between.</u></b>	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, <b><u>and protected and notable species surveys as appropriate, including</u></b> 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 <b><u>has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> network.'	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. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b> '	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 ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> ' 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 <b><u>the site will contribute towards maintaining</u></b> a five year supply of housing. <del>(for the site) will be maintained year on year.'</del>	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"> <li>• PR6a – Land East of Oxford Road (650 to 690 dwellings).</li> <li>• PR6b – Land West of Oxford Road (530 to 670 dwellings).</li> <li>• PR7a – Land South East of Kidlington (230 to 430 dwellings).</li> <li>• PR7b – Land at Stratfield Farm (100 to 120 dwellings).</li> <li>• PR9 – Land West of Yarnton (530 to 540).</li> </ul>

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 <b>emerging</b> 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. <del>An announcement is expected by the Government at the Autumn Budget 2017.</del> '	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, <del>and Oxford City Council and West Oxfordshire District Council</del> ...'	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 <del>and Oxford City Council and West Oxfordshire District Council</del> 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, <del>West Oxfordshire District Council</del> , 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 <b>and maintain</b> 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:  <del>Completing and k</del> 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 ' <b>Ensure that Dd</b> development proposals <del>will be required to</del> demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, <b>sport</b> , 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 <b><u>including those of the Council's Developer Contributions SPD.</u></b>	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:  <b><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></b>	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 <del>maintain</del> <b>contribute towards maintaining</b> a five year supply. <del>for their own sites.'</del>	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 <sup>rd</sup> paragraph	Delete the paragraph:  <del>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.</del>	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 <sup>th</sup> Paragraph	Amend to read: 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will <b>contribute in</b> delivering a continuous five year housing land supply <del>on a site specific basis</del> (i.e. measured against the <del>local plan housing trajectory allocation for the site</del> ). <b>This will be achieved via the Delivery Plans required for each strategic development site.</b>	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 <del>potentially D</del> 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 <b>and place shaping principles for the entire site</b> to be agreed <b>in advance</b> 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 <b>the site will contribute towards</b>	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. <del>(for the site) will be maintained year on year.'</del>	
Main 142.	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	Amend to read 'a Heritage Impact Assessment which will <del>identify include</del> 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		<b><u>National Planning Policy Framework</u></b> .’ 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 <sup>rd</sup> paragraph	Amend last sentence to read, ‘This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy <b><u>and associated monitoring</u></b> .’	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.
<b>Minor Modifications</b>				
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 <b>Housing</b> , 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 ' <b>2200</b> '	The correction of this typo will not affect the overall findings of the SA.
Min 13.	Text Box (Memorandum of Cooperation, November 2016)	2 <sup>nd</sup> 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. <del>Each LPA will remain responsible for the allocation of housing sites within any district.</del> 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), <del>the first stage of</del> which was completed in <del>April</del> 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 <b>housing</b> 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 <b>in is</b> 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 <b>the next Local Plan Local Plan Part 2.</b> '	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 <del>inset Policies Map PR8</del> <b>the map at Appendix 2</b> )	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 <del>inset Policies Map PR6b</del> <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 <del>inset Policies Map 6a</del> <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 <del>inset Policies Map PR8</del> <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 <sup>nd</sup> 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 <del>the</del> 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 <sup>st</sup> paragraph	Amend to read 'Land at Frieze Farm <b>(30 hectares)</b> 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 ' <b>5.97</b> '	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 <del>(PR9)</del> <b>(PR8)</b> 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 <del>the protected</del> 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 <del>A</del> <b>An</b> 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	<del>A</del> <b>An</b> 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 <del>include</del> <b>identify</b> 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 <del>emerging</del> 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 <del>perment</del> 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 <sup>st</sup> sentence	Amend to read 'We need <b>to</b> 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 <b>Housing</b> , 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 <b><u>‘Residential completions’</u></b>	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: <a href="https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base">https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base</a>	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).<sup>7</sup>
  - Open Space, Sport and Recreation Assessment and Strategies (October 2018).<sup>8</sup>
  - Cherwell Water Cycle Study Addendum (September 2019).<sup>9</sup>
  - Landscape Assessment for site PR9 (September 2019).<sup>10</sup>
  - Transport Assessment Addendum (September 2019).<sup>11</sup>
  - Housing and Economic Land Availability Assessment (HELAA) Addendum (September 2019).<sup>12</sup>
  - Ecological Advice – Cumulative Impacts Addendum (September 2019).<sup>13</sup>
  - Green Belt Study Addendum (September 2019).<sup>14</sup>
  - Site Capacity Sense Check (September 2019).<sup>15</sup>
- 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.

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<sup>7</sup> Land North of Shipton Road, Woodstock Heritage Assessment, WYG, June 2018

<sup>8</sup> Open Space, Sport and Recreation Assessment and Strategies, Nortoft, July 2017 – October 2018

<sup>9</sup> Cherwell Water Cycle Study Addendum, Cherwell District Council, September 2019

<sup>10</sup> Landscape Analysis to support the Response to the Inspector's Advice Note, WYP, September 2019

<sup>11</sup> Transport Assessment Addendum, ITP, September 2019

<sup>12</sup> Housing and Economic Land Availability Assessment Addendum, Cherwell District Council, September 2019

<sup>13</sup> Ecological Advice – Cumulative Impacts Addendum, WYG, September 2019

<sup>14</sup> Addendum to Cherwell Green Belt Study, LUC, September 2019

<sup>15</sup> 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 modelling<sup>1</sup> 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)<sup>16</sup>, 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).

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<sup>16</sup> 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)**<sup>17</sup>: 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.

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<sup>17</sup> 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)<sup>18</sup>** : 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 Environment<sup>19</sup>** : 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 Zero<sup>20</sup>** : 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 concentrations<sup>21</sup>** : This document was published in July 2017 and last updated in October 2018. It is the UK air quality plan for bringing nitrogen dioxide (NO<sub>2</sub>) 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 2019<sup>22</sup>** : 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 climate<sup>23</sup>** : 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.

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<sup>18</sup> National Planning Practice Guidance, MHCLG, 2019: <https://www.gov.uk/government/collections/planning-practice-guidance>.

<sup>19</sup> A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2019: <https://www.gov.uk/government/publications/25-year-environment-plan>.

<sup>20</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf).

<sup>21</sup> 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>.

<sup>22</sup> Clean Air Strategy, DEFRA, 2019: <https://www.gov.uk/government/publications/clean-air-strategy-2019>.

<sup>23</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727259/pb13942-nap-20130701.pdf).

- **Heritage Statement 2017<sup>24</sup>** : 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 Plan<sup>25</sup>**: 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 Deal<sup>26</sup>**: 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 Strategy<sup>27</sup>**: 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 Strategy<sup>28</sup>**: 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 Strategy<sup>29</sup>**: 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'<sup>30</sup>**: 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

<sup>24</sup> Heritage Statement 2017, DDCMS, 2017: <https://www.gov.uk/government/publications/the-heritage-statement-2017>.

<sup>25</sup> 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>.

<sup>26</sup> Oxfordshire Housing and Growth Deal, Oxford City Council, 2018: [https://www.oxford.gov.uk/downloads/file/4138/outline\\_agreement](https://www.oxford.gov.uk/downloads/file/4138/outline_agreement)

<sup>27</sup> Oxfordshire Infrastructure Strategy, AECOM, 2017: [https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/04/oxis\\_stage2.pdf](https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/04/oxis_stage2.pdf).

<sup>28</sup> 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>.

<sup>29</sup> Oxfordshire Local Industrial Strategy, HM Government, 2019:

[https://www.oxfordshirelep.com/sites/default/files/uploads/Oxfordshire-SINGLE-PAGE\\_1.pdf](https://www.oxfordshirelep.com/sites/default/files/uploads/Oxfordshire-SINGLE-PAGE_1.pdf).

<sup>30</sup> 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**<sup>31</sup>: 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**<sup>32</sup>: 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**<sup>33</sup>: 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**<sup>34</sup>: 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
<b>Oxfordshire Authorities</b>			
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 <sup>nd</sup> 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

<sup>31</sup> 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>

<sup>32</sup> Oxfordshire Walking Design Standards, Oxfordshire County Council, 2017: <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/WalkingStandards.pdf>

<sup>33</sup> Oxfordshire Cycling Design Standards, Oxfordshire County Council, 2017: <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/CyclingStandards.pdf>

<sup>34</sup> Oxford Housing and Homelessness Strategy, Oxford City Council (2018-2021): [file:///C:/Users/allen\\_j/Downloads/Housing\\_and\\_Homelessness\\_Strategy\\_2018\\_2021\\_FINAL.pdf](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
<b>Neighbouring Cherwell Authorities</b>			
Aylesbury Vale	27,400	2013-2033	Proposed Submission Nov 2017
South Northamptonshire	7,170 <sup>35</sup>	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 Plan<sup>36</sup> (March 2018) and the Adderbury Neighbourhood Plan<sup>37</sup> (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.

<sup>35</sup> 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)

<sup>36</sup> Mid-Cherwell Neighbourhood Plan (March, 2018) Available at: <https://www.cherwell.gov.uk/NeighbourhoodPlans>

<sup>37</sup> 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
<b>SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<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"> <li>• Areas of search/sites which scored 'Green' in both ITP's assessments of 'access to jobs' are likely to have a significant positive (++) effect.</li> </ul>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> <li>• Areas of search/sites which scored 'Green' in one of ITP's two assessments of 'access to jobs' are likely to have a minor positive (+) effect.</li> <li>• Areas of search/sites which scored 'Amber' in both ITP's assessments of 'access to jobs' are likely to have a minor negative (-) effect.</li> <li>• Minor mixed effects (+/-) are likely where areas of search/sites fall under both 2 and 3 above or contain both 'Green' and 'Amber' or 'Red' scores.</li> <li>• Areas of search/sites which scored 'Red' in both ITP's assessments of 'access to jobs', or one 'Amber' and one 'Red' are likely to have a significant negative (-) effect.</li> </ul>
<p>17. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<ol style="list-style-type: none"> <li>1. Will it encourage new business start-ups and opportunities for local people?</li> <li>2. Will it improve business development and enhance productivity?</li> <li>3. Will it enhance the image of Oxford as a business location?</li> <li>4. Will it encourage inward investment?</li> <li>5. Will it make land and property available for business development?</li> <li>6. Will it assist in increasing the viability of the rural and farming economy?</li> <li>7. Will it promote development in key sectors?</li> <li>8. Will it promote regeneration; reducing disparities with surrounding areas?</li> </ol>	<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>					
<b>SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Record)</b>						
3. To reduce poverty and social exclusion.	<p>1. Will it assist in reducing poverty and social exclusion in Cherwell and Oxford?</p> <p>2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?</p>	<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"> <li>Where an area of search/site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where an area of search/site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where an area of search/site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>Access to employment opportunities is assessed under SA objective 16.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p> </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"> <li>Where an area of search/site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where an area of search/site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where an area of search/site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>Access to employment opportunities is assessed under SA objective 16.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p>
Oxford	<ul style="list-style-type: none"> <li>Where an area of search/site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where an area of search/site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where an area of search/site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>Access to employment opportunities is assessed under SA objective 16.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p>			

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"> <li>• Areas of search within or adjacent to Bicester, Banbury and Kidlington will have a significant positive (++) effect.</li> <li>• Areas of search within or adjacent to Category A Villages (Service Centres), excluding Kidlington, will have a minor positive (+) effect.</li> <li>• Areas of search within or adjacent to Category A Villages, excluding Kidlington, and within 800m of a primary school and a secondary school will be upgraded from a minor positive (+) to a significant positive (++) effect.</li> <li>• Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, but are within walking distance (800m) of public transport links (bus stops, cycle paths and railway stations) will have a minor positive but uncertain (+?) effect.</li> <li>• Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, and are not within walking distance of public transport links (bus stops, cycle paths and railway stations) will have a significant negative (--) effect.</li> </ul> <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"> <li>Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>The main source of services and facilities is expected to be Oxford. However at the site level there are varying opportunities for walking and cycling to access services and facilities at Kidlington, the villages and north Oxford and there may be barriers. Considering this, where there are more or fewer opportunities to access services and facilities the score provided for Cherwell will be changed.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p>
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 (AQMA) 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"> <li>Where an area of search is located along existing strategic walk/cycle routes, rail lines or high frequency bus routes to Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where an area of search is served by lower frequency bus routes, or an interchange away from higher frequency services, and not directly on, but linked to strategic walk/cycle routes to Oxford (i.e. scored 'Amber' in ITP's</li> </ul>

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"> <li>Where an area of search is divorced from existing strategic walk/cycle routes, rail, or frequent bus corridors that serve central Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above:</p> <p>Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.</p>
		Oxford (Sites)	<ul style="list-style-type: none"> <li>Where a site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where a site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where a site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in adverse effects against this objective, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Red' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a significant adverse effect (--) against this objective.</li> </ul>

SA Objective	Sub-objectives	Assumptions	
			<ul style="list-style-type: none"> <li>Sites from which some road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.</li> </ul>
	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"> <li>Areas of search that are either within 800m of one or two sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a minor positive (+) effect.</li> <li>Areas of search that are more than 800m from any sustainable transport links are likely to have a minor negative (-) effect.</li> </ul> <p>Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above:</p> <ul style="list-style-type: none"> <li>Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.</li> </ul>
	Cherwell (Sites)		<ul style="list-style-type: none"> <li>Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (+ +) effect is likely.</li> <li>Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (-) effect is likely.</li> </ul> <p>In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in</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"> <li>Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Green' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a significant adverse effect (--) against this objective.</li> <li>Sites from which some road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.</li> </ul>
<b>Other Social and Economic SA objectives (Cherwell Effects Recorded)</b>		
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p>1. Will it improve access to doctors' surgeries and health care facilities?</p> <p>2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</p>	<p>Areas of search/sites that are within walking distance (800m) of healthcare facilities (i.e. GP surgeries or hospitals), open spaces and footpaths and cycle routes will ensure that residents have good access to healthcare facilities and may encourage them to make more journeys on foot or by bicycle and to be active outdoors in open space, thus promoting physical activity and healthy lifestyles.</p> <ul style="list-style-type: none"> <li>Areas/sites that are within 800m of a healthcare facility, an area of open space or sports facility and at least one PRoW/cycle path will have a significant positive (++) effect.</li> <li>Areas/sites that are within 800m of either a healthcare facility, an area of open space, sports facility or PRoW/cycle path will have a minor positive (+) effect.</li> <li>Areas/sites that are more than 800m from either a healthcare facility, an area of open space, sports facility or PRoW/cycle paths will have a minor negative (-) effect.</li> </ul> <p>Areas/Sites relative accessibility/proximity to Oxford, including Oxford's medical facilities, and the associated health and well-being benefits of being able to be more active and less isolated is appraised under SA Objective 6.</p>

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>
<b>Environmental SA objectives (Cherwell Effects Recorded)</b>		
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 effects<sup>38</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review proposed submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need proposed submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>39</sup></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"> <li>• Areas of search that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect.</li> <li>• Areas of search that are between 250m and 1km of one or more designated biodiversity or geodiversity sites may have a minor negative (-?) effect.</li> <li>• Areas of search that are more than 1km from any designated biodiversity or geodiversity sites may have a negligible (0?) effect.</li> </ul>

<sup>38</sup> 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.

<sup>39</sup> 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"> <li>Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective.</li> <li>Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective.</li> <li>Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.</li> </ul>
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"> <li>Areas of search that are within, or within 250m of the AONB could have a significant negative effect (--?) on the landscape.</li> </ul> <p>Outside of this designated landscape area the character of the local environment is still likely to be affected.</p> <p>Specific impacts on the landscape and countryside will be dependent on individual planning applications.</p> <ul style="list-style-type: none"> <li>Areas of Search around the District's main settlements, i.e. Banbury, Bicester and Kidlington, may be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside. Land immediately adjacent to motorway junctions may be able to accommodate housing development without significant adverse effects on the wider countryside. However, a minor negative (-?) but uncertain effect will be recorded.</li> </ul>

SA Objective	Sub-objectives	Assumptions	
	5. Will it prevent coalescence between settlements?		<ul style="list-style-type: none"> <li>• Areas of Search within more open, rural locations, including around villages, are more likely to have significant adverse (--) effects on the character of the wider countryside.</li> </ul>
		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"> <li>• Sites assessed as having a 'High' capacity to accommodate residential development are considered to have a negligible (0?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/High' to 'Medium' capacity to accommodate residential development are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/Low' to 'Low' capacity to accommodate residential development are considered to have a significant negative (--?) effect on this objective.</li> </ul>

SA Objective	Sub-objectives	Assumptions
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<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 neutral<sup>40</sup>. Detailed impacts on the setting of individual historic assets are difficult to determine during a strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan 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>

<sup>40</sup> 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"> <li>• A potential significant negative effect (--?) will be identified where an area of search is adjacent to or includes a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (all grades), Scheduled Monuments plus other nationally important archaeological sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).</li> <li>• A potential minor negative effect (-?) will be identified where an area of search is within 5km of statutory heritage assets, including Historic Oxford.</li> </ul> <p>Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. Green Belt purpose 4 is most related to this SA objective. There is potential for impacts on the setting and special character of historic Oxford. However, this is uncertain until the exact location, layout and landscaping of each development location is unknown.</p>
		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"> <li>• Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.</li> </ul> <p>Cherwell District Council's Green Belt Study (2017) includes a site-based assessment against the five purposes of Green Belt. In this study, the land within each site has been assessed to determine its role in preserving the setting and special character of historic Oxford (purpose 4).</p>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> <li>Sites considered to make a strong contribution to purpose 4 are considered to have a significant negative effect on the setting and special character of historic Oxford.</li> <li>Sites considered to make a contribution to purpose 4 are considered to have a minor negative effect (-) on the setting and special character of historic Oxford.</li> <li>Sites considered to make no contribution to purpose 4 are considered to have a negligible effect (0) on the setting and special character of historic Oxford.</li> </ul>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	<ol style="list-style-type: none"> <li>Will it improve the water quality of the District's rivers and inland water?</li> <li>Will it enable recycled water to be used?</li> <li>Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</li> </ol>	<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"> <li>Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property?</li> <li>Will it result in inappropriate development in the flood plain?</li> <li>Will it increase the provision of sustainable drainage in new developments?</li> </ol>	<p>Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones.</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"> <li>• Areas of search/sites that are entirely or mainly on land within flood zone 3 could have a significant negative (--?) effect although this is uncertain.</li> <li>• Areas of search/sites that are either entirely or mainly on greenfield land outside of flood zone 3 or are entirely or mainly on brownfield land which contains portions of flood zone 3 are likely to have a minor negative (-) effect.</li> <li>• Areas of search/sites that are on brownfield land outside of flood zone 3 are likely to have a negligible (0) effect.</li> </ul>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites?</p> <p>2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites?</p> <p>3. Will it maximise housing densities to make efficient use of land?</p> <p>4. Will it ensure land is remediated where appropriate?</p> <p>5. Will it reduce the loss of soil and high grade agricultural land to development?</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (--) effect.</li> <li>• Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality could have a significant negative effect although this is uncertain (--?) depending on whether it is Grade 3a or Grade 3b which is not known.</li> <li>• Areas of search/sites that are mainly or entirely on greenfield land that is classed as Grade 4 or below, or urban land, would have a minor negative (-) effect.</li> <li>• Areas of search/sites that are mainly (but not entirely) on brownfield land could have a minor positive (+?) effect although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out.</li> <li>• Areas of search/sites that are entirely on brownfield land would have a significant positive (++) effect.</li> </ul> <p>Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. However Green Belt purpose 5 is most related to this SA objective due to the fact that the location of development can assist in urban regeneration.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using</p>	<p>1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of 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"> <li>• Areas of search/sites that are within Minerals Consultation Areas<sup>41</sup> are likely to have a minor negative (-) effect.</li> <li>• Areas of search/sites that are not Minerals Consultation Areas would have a negligible (0) effect.</li> </ul>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	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"> <li>• Areas of search/sites on brownfield land may have a minor positive (+?) effect.</li> <li>• Areas of search/sites on greenfield land would have a minor negative (-) effect.</li> </ul>

<sup>41</sup> Mineral Consultation Areas – areas of potential mineral resource wherein district planning authorities should consult the County Council on applications for development, to prevent mineral resources being lost ('sterilised').

# 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
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	The 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.
<b>SA objectives with particular spatial relevance to Oxford</b>		

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.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.		+	The site does not lie within 800m of a health facility. There are several public footpaths within 800m and the site is adjacent to a cycle route, which may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.

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>
<b>Environmental SA objectives</b> <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
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	<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>

<b>Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
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.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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.	<b>Oxford</b>	<b>Cherwell</b>	<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.	<b>Oxford</b>	<b>Cherwell</b>	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>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>The development boundary of the site identified within PR8 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)**

<b>Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p><b>Oxford</b></p> <p style="font-size: 2em; font-weight: bold;">++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.</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.	<p><b>Oxford</b></p> <p style="font-size: 2em; font-weight: bold;">+/-</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 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	<p><b>Oxford</b></p> <p style="font-size: 2em; font-weight: bold;">+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in</p>

<b>Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
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.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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.	<b>Oxford</b>	<b>Cherwell</b>	<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.	<b>Oxford</b>	<b>Cherwell</b>	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>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>The development boundary of the site identified within PR8 has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery.</p> <p>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

<b>Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
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)**

<b>Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++	<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.	<b>Oxford</b>  ++	<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.	<b>Oxford</b>  +	<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 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.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. 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>

<b>Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
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)**

<b>Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	<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>

<b>Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
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.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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.	<b>Oxford</b>	<b>Cherwell</b>	<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>
	++/-?	++/-?	
	<b>Oxford</b>	<b>Cherwell</b>	



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>
<b>Other socio-economic SA objectives</b> <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>

<b>Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		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.
<b>Environmental SA objectives</b> <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>

<b>Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
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)**

<b>Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>	<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>
	<b>++</b>	
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<b>Oxford</b>	<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>
	<b>+/-</b>	
	<b>Oxford</b>	

**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>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	+/-		<p>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>
<b>SA objectives with particular spatial relevance to Oxford</b>			
<p>3. To reduce poverty and social exclusion.</p>	<b>Oxford</b>	<b>Cherwell</b>	<p>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.</p>
	0	0	
<p>6. To improve accessibility to all services and facilities.</p>	<b>Oxford</b>	<b>Cherwell</b>	<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>
	++	++	

<b>Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
			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.	<b>Oxford</b>	<b>Cherwell</b>	<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>
	++/--	++/--	
<b>Other socio-economic SA objectives</b> <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.



<b>Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		<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>
<b>Environmental SA objectives</b> <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**

<b>Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++	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.	<b>Oxford</b>  ++	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.	<b>Oxford</b>  +	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>
<b>Other socio-economic SA objectives</b> <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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. 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>

<b>Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
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**

<b>Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++	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.	<b>Oxford</b>  ++	<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	<b>Oxford</b>  +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

<b>Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
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.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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.	<b>Oxford</b>	<b>Cherwell</b>	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	<b>Oxford</b>	<b>Cherwell</b>	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>
<b>Other socio-economic SA objectives</b> <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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. 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**

<b>Option 9 – Site PR7a – South East Kidlington – intensification of developable area</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++	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.	<b>Oxford</b>  ++	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.	<b>Oxford</b>  +	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
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	<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.	<b>Oxford</b>	<b>Cherwell</b>	<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	<b>Oxford</b>	<b>Cherwell</b>	<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>
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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>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>The development boundary of the site identified within 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>
<b>Environmental SA objectives</b> <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
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. 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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>It is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. 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
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. 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>
<b>Other socio-economic SA objectives</b> <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
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. 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>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>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>
<b>Environmental SA objectives</b> <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>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	-	<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>
<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 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
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b> ++		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.	<b>Oxford</b> ++		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.	<b>Oxford</b> +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
	<b>Oxford</b>	<b>Cherwell</b>	

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.	<b>Oxford</b> ++	<b>Cherwell</b> ++	<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	<b>Oxford</b> ++/--	<b>Cherwell</b> ++/--	<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.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake. Nearby sports facilities include, Oxfordshire Sports Partnership, Spirit Health Club and Banbury Road North Sports Ground. There are two which intersect the site public footpaths within 800m of the site and several more within 800m of the site. There is also a cycle path which intersects the central area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and eleven non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.2km to the south and west, Pixey and Yarnton Meads and Wolvercote Meadows SSSI lie within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.1km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.5km to the south.</p> <p>The non-statutory sites include eight Local Wildlife Sites (LWS), one provisional LWS (pLWS) and two District Wildlife Sites (DWS); Meadows West of the Oxford Canal, Wet wood and 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>

<b>Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		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)**

<b>Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	<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>

<b>Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
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.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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.	<b>Oxford</b>	<b>Cherwell</b>	<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>
	+	++	
	<b>Oxford</b>	<b>Cherwell</b>	



**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>
<b>Environmental SA objectives</b> <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)**

<b>Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++		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.	<b>Oxford</b>  ++		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.	<b>Oxford</b>  +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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	
	<b>Oxford</b>	<b>Cherwell</b>	



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	<b>Oxford</b>	<b>Cherwell</b>	<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.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The site is located within 800m of a healthcare facility (Gosford Hill Medical Centre), several sports facilities, areas of open space, a number of PRow and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is therefore likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site's south east boundary lies directly adjacent to the A34 and the south west boundary lies directly adjacent to the A4165. Furthermore, an existing residential development is located to the north west of the site. A minor negative effect is therefore likely on this SA objective.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and seven non statutory sites within the 2km area of search.</p> <p>The non-statutory sites include one Local Wildlife Site (LWS), two provisional Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies 900m to the south-west of the site. Branson Lake pLWS and Scrub and Kidlington Meadows pLWS lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.7km to the north-west. St Mary's Fields DWS is located approximately 1.9km to the north-west. Stratfield Brake DWS and North Meadow West of Canal DWS are located approximately 250m and 775m to the south-west respectively.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the hedgerows on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

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)**

<b>Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<b>Oxford</b>  ++		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.	<b>Oxford</b>  +/-		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.	<b>Oxford</b>  +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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	
	<b>Oxford</b>	<b>Cherwell</b>	

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	<b>Oxford</b>	<b>Cherwell</b>	<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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and 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)**

<b>Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p style="text-align: center;"><b>Oxford</b></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;"><b>Oxford</b></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;"><b>Oxford</b></p> <p style="text-align: center;">+</p>		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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	
	<b>Oxford</b>	<b>Cherwell</b>	

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
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is within 800m of 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>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and 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.

<b>Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		<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)**

<b>Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)</b>			
<b>SA Objectives</b>	<b>SA Score</b>		<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p style="text-align: center;"><b>Oxford</b></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;"><b>Oxford</b></p> <p style="text-align: center;">--</p>		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'red' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, significant negative effects are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p style="text-align: center;"><b>Oxford</b></p> <p style="text-align: center;">+</p>		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	<b>Oxford</b>	<b>Cherwell</b>	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	
	<b>Oxford</b>	<b>Cherwell</b>	

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>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			

<b>Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
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.
<b>Environmental SA objectives</b> (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>

<b>Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
achieve the sustainable management of waste		