

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**Council****20 October 2014**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
11.	(Pages 1 - 1038)	Approval of Main Modifications of Cherwell Local Plan – Appendices 9 and 10	Head of Strategic Planning and the Economy	Documents still be prepared

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Cherwell Local Plan Submission SA Addendum for Main Modifications (October 2014)

Final Report
Prepared by LUC
October 2014

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Client: Cherwell District Council

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4	10/10/14	Revised Report following Main Modifications consultation, draft for client comment	Josh Allen, Ben Miller, Kate Nicholls, Taran Livingston, Jeremy Owen	Taran Livingston, Jeremy Owen	Jeremy Owen
5	14/10/14	Final Report for Submission	Josh Allen, Ben Miller, Kate Nicholls, Taran Livingston, Jeremy Owen	Taran Livingston, Jeremy Owen	Jeremy Owen

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1 Introduction

- 1.1 Cherwell District Council (CDC) commissioned LUC in June 2014 to carry out the additional Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) work required for the Cherwell Submission Local Plan.
- 1.2 During the Examination hearing sessions for the Local Plan in June 2014, the Inspector requested that CDC prepares Main Modifications to the Submission Local Plan, involving increased levels of housing delivery over the plan period to meet the full, up to date, objectively assessed needs of the District, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). The Inspector made it clear that the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. An SA/SEA addendum is needed to inform and test the Main Modifications to the Local Plan.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.3 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Local Plans. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for the Cherwell Local Plan to be subject to SA and SEA throughout its preparation.
- 1.4 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. Government guidance¹ provides information to assist users in complying with the requirements of the SEA Directive through a single integrated SA process – this is the process that is being undertaken for Cherwell District. In addition, the guidance widens the SEA Directive’s approach to include social and economic as well as environment issues. From here on, the term ‘SA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Directive’.

Purpose of this SA Addendum Report

- 1.5 This report is an Addendum to the full 2013 SA Report² for the Cherwell Local Plan Submission version, and should be read alongside that report, as together they seek to meet the requirements of the SEA Directive.
- 1.6 This Addendum describes the options considered by Cherwell District Council following the hearing sessions in June 2014, which include options for the quantum of housing and employment development to be delivered as well as spatial options relating to how development should be distributed across the District. The options have been subject to SA by LUC, and the findings have informed Cherwell District Council’s work on preparing Proposed Main Modifications to the Local Plan. This report describes the potential sustainability effects of the options and summarises the Council’s reasons for selecting or discounting options. Finally, this Addendum reports on the SA implications of the Main Modifications being proposed to the Local Plan, and highlights any differences from the Submission Local Plan.

¹ National Planning Practice Guidance 2014.

² Environ (December 2013) *Cherwell Local Plan Submission. Sustainability Appraisal Report.*

Meeting the requirements of the SEA Directive

- 1.7 This SA Addendum Report includes the required elements of the final 'Environmental Report' (the output required by the SEA Directive). **Table 1.1** below signposts the relevant sections of the SA Addendum Report that are considered to meet the SEA Directive requirements.

Table 1.1: Meeting the Requirements of the SEA Directive

SEA Directive Requirements	Covered in this SA Report Addendum?
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	This SA Report Addendum plus the full 2013 SA Report for the Submission Local Plan constitute the 'environmental report'.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapters 5-8 describe the elements of the Cherwell Local Plan that have been the focus of the Addendum, and Appendix 2 provides the main objectives and relationship with other relevant plans and programmes, plus Chapters 2 and 4 of the 2013 SA Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Chapter 3 describes the current state of the environment, focusing on the areas most likely to be affected by the options being appraised through the SA Addendum (i.e. the two main towns and their fringes, and Upper Heyford), plus Chapter 5 of the 2013 SA report.
c) The environmental characteristics of areas likely to be significantly affected;	Chapter 3 as above, plus Chapter 5 of the 2013 SA report.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	Chapter 3 as above, plus Chapter 5 of the 2013 SA report.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Appendix 2 summarises the environmental and sustainability objectives contained in international, European and national plans or programmes published since those included in Chapter 4 and Annex A of the 2013 SA Report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapters 5-8 and Appendices 4, 5 and 7 of this SA Addendum, plus Chapter 8 and Annexes B of the 2013 SA Report.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapters 5-8 and Appendices 4, 5 and 7 of this SA Addendum, plus Chapter 8 and Annexes B, C and E of the 2013 SA Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 5-8 of this SA Addendum, plus Chapter 7 and Annexes C and E of the 2013 SA Report.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 9 of this SA Addendum, plus Chapter 9 and Annex F of the 2013 SA report.
j) a non-technical summary of the information provided under the above headings	A non-technical summary has been prepared for this SA Addendum, plus separate non-technical summary to the 2013 SA Report.

SEA Directive Requirements	Covered in this SA Report Addendum?
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	This SA Report Addendum has adhered to this requirement.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation with the relevant statutory environmental bodies was undertaken in relation to the Scoping Report Addendum for the statutory 5 week period from Wednesday 25th June to Wednesday 30th July 2014.
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Public consultation on the SA Addendum was undertaken from August to October 2014, and the SA Addendum has been updated to reflect consultation comments (as described in Appendix 8).
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	Not relevant as there will be no effects beyond the UK from the Cherwell District Local Plan.
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	Requirement will be met at a later stage in the SA process, once the Local Plan has been adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	Requirement will be met at a later stage in the SA process, once the Local Plan has been adopted.

Habitats Regulations Assessment

- 1.8 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Local Plans, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site. The HRA process for the Cherwell Local Plan has been undertaken separately and has been updated to consider the proposed Modifications to the Submission Local Plan³. The HRA Screening Report found that the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications will not lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects..

Structure of the SA Addendum Report

- 1.9 This SA Addendum Report is structured as follows:

³ Atkins (August 2014) Submission Cherwell Local Plan incorporating Proposed Modifications. Habitats Regulations Assessment: Stage 1 - Screening

- **Chapter 2** summarises the updated policy context for the Cherwell Local Plan, as well as the relationship between the additional Local Plan work and other relevant plans or programmes.
- **Chapter 3** presents the key environmental, social and economic characteristics and factors pertaining to the plan area, focusing on the areas likely to be affected, insofar as they are relevant to the appraisal work undertaken.
- **Chapter 4** presents the method used to undertake the appraisal, including the SA framework, approach to predicting effects, monitoring, and the structure of the SA Report Addendum.
- **Chapter 5** presents the appraisal of reasonable alternatives for the quantum of additional development.
- **Chapter 6** presents the appraisal of overall spatial distribution of additional development.
- **Chapter 7** presents the appraisal of additional strategic development locations.
- **Chapter 8** presents the appraisal of proposed Main Modifications to the Submission Local Plan.
- **Chapter 9** sets out the SA Report conclusions.

1.10 There are also a number of Appendices for the SA Addendum Report:

- **Appendix 1** lists the consultation responses received in relation to the SA Addendum Scoping Report, and how these have been addressed in this SA Addendum.
- **Appendix 2** presents the updated review of relevant plans and programmes.
- **Appendix 3** summarises the update baseline information.
- **Appendix 4** includes the appraisal matrices for the SA of the alternatives for the overall distribution of additional development.
- **Appendix 5** includes the appraisal matrices for the SA of the alternatives for the additional strategic development locations.
- **Appendix 6** sets out the review of the proposed Main Modifications, whether they are significantly different to the Submission Local Plan, and the implications for the findings of the 2013 SA Report.
- **Appendix 7** includes the appraisal matrices for the SA of those proposed Main Modifications that are significantly different to the Submission Local Plan, and therefore require new appraisal.
- **Appendix 8** lists the consultation responses received in relation to the Draft SA Addendum Report (August 2014), and how these have been addressed in this Final SA Addendum.

2 Relevant policy context

Introduction

- 2.1 In order to establish a clear scope for the SA Addendum work it is necessary to develop an understanding of the policies, plans and strategies that are of relevance to the Cherwell Local Plan.

The SEA Regulations, Schedule 2 require:

(a) "an outline of the...relationship with other relevant plans or programmes"; and
(e) "the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"

- 2.2 **Appendix 2** of this SA Addendum Report updates the SA review of other relevant plans and programmes since its submission alongside the Local Plan in January 2014 (Annex A of Submission SA Report, December 2013). These include guidance and legislation produced at international, regional and local level.

Updates to the policy context

- 2.3 The most significant developments for the policy context of the emerging Main Modifications to the Cherwell Local Plan have been the Coalition Government's abolition of the regional spatial strategies, including the South East Plan, and the publication of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 and the Strategic Economic Plans for Oxfordshire and South East Midlands. The increased housing need required for the District is the main reason behind the preparation of the Main Modifications.

Cherwell Local Plan

- 2.4 Cherwell Local Plan Part 1, which is the subject of the proposed Modifications and this SA Addendum, addresses strategic issues such as the quantum of development (e.g. numbers of houses and amount of employment land) to be delivered over the plan period, the overall spatial strategy and strategic development locations.
- 2.5 Cherwell Local Plan Part 2 will address non-strategic site allocations and development management policies. This has yet to be prepared but it will also be subject to SA.
- 2.6 Early reviews to Cherwell Local Plan Part 1 may need to be undertaken once the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.

3 Characteristics of areas likely to be affected

Introduction

- 3.1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them. **Appendix 3** of this SA Addendum Report provides an update of the Sustainability Baseline used in the Submission SA Report, December 2013. Annex 1 of the SEA Directive requires information to be provided on:

(a) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;

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

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

- 3.2 Throughout the preparation of the Local Plan, the Council has commissioned a number of studies and reports which although not comprising plans and programmes, informed policy making on a wide range of areas such as Landscape Assessments, Flood risk and Open space and recreation amongst other. The complete evidence base supporting the Local Plan is available in the Council's website (<http://www.cherwell.gov.uk>). Relevant evidence from these documents has helped the preparation of the Sustainability Appraisal Baseline in Table 5.1 of the Submission SA Report, December 2013. **Appendix 3** of this SA Addendum Report provides an update of this baseline information, including revisions made following responses to the consultation undertaken in June-July 2014 on the SA Addendum Scoping Report.
- 3.3 The SEA Directive requires the characteristics of all areas likely to be significantly affected by a plan or programme to be described. The likely sustainability effects of alternative options for a plan are normally assessed via a variety of baseline data which helps in the identification of the key environmental, social and economic issues, as well as the alternative ways of dealing with them.
- 3.4 The SA report which accompanied the submitted Cherwell Local Plan outlined the general characteristics of the Local Plan area and the environmental, economic and social issues arising. This SA Addendum Report focuses on the characteristics of the areas most likely to be affected by proposed alternative options under consideration to identify strategic sites to deliver the additional housing required in the SHMA.

Geographical context

- 3.5 Cherwell is situated in north Oxfordshire and lies between London and Birmingham, immediately north of Oxford and south of Warwick / Leamington Spa, located in the South East region. The District shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon districts. The M40 runs through the District and there are good rail connections to Birmingham, London and beyond.
- 3.6 The District's settlement hierarchy is dominated by the towns of Banbury and Bicester in the north and south respectively. Banbury is the administrative centre for the District and fulfils a role as a regional centre. The third largest settlement is Kidlington which is both an urban centre and a village which is surrounded by the Oxfordshire Green Belt but is excluded from it. The District has over 90 smaller villages and hamlets.

- 3.7 Cherwell is largely rural in character. The Northern half of the District consists largely of soft rolling hills gradually sloping down towards the River Cherwell. The southern half of the District particularly around Bicester is much flatter. Much of the District is soft rolling hills with the northwest of the District laying at the northern edge of the Cotswolds.
- 3.8 Cherwell District has an area covering approximately 228 square miles. The 2011 Census showed that Cherwell has a population of 141,868 people. This is up from a total 128,200 residents at the time of the last Census in 2001 which represents an 10.6% increase.
- 3.9 A key challenge for the District is how to manage and provide for an increasingly ageing population. Projections indicate that by 2033 the population of those aged over 65 in Cherwell will increase to constitute 24% of the total population.

Natural and historic environment

- 3.10 Cherwell District contains many areas of high ecological value including sites of international and national importance, as outlined below. While the district is predominantly rural, its urban centres, parks and open spaces are just as much part of the local environment and provide important habitats for wildlife.
- 3.11 Cherwell contains one site of European importance; part of Oxford Meadows Special Area of Conservation (SAC) located in the south west corner of the District. The SAC receives statutory protection under the Habitats Directive (Directive 92/42/EEC), transposed into UK national legislation in the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations).
- 3.12 Sites of national importance comprise SSSIs and National Nature Reserves. Cherwell District has 18 SSSIs but does not contain any National Nature Reserves. Sites of regional/local importance comprise Local Geological Sites (LGSs), Local Nature Reserves (LNRs), non-statutory nature reserves and other sites of importance for nature conservation including Local Wildlife Sites (LWSs- formerly known as County Wildlife Sites), ancient woodland, aged or veteran trees and UK Biodiversity Action Plan (BAP) Priority Habitats (habitats of principal importance for the conservation of biodiversity under Section 41 of the NERC Act). Cherwell contains 13 LGSs, 3 LNRs, 83 Local Wildlife sites (completely or partly within the district), 16 proposed LWSs and 8 proposed LWS extensions. Sites of regional/local importance also include the habitats of those species of principal importance for biodiversity (as identified in Section 41 of the NERC Act).
- 3.13 Cherwell's landscape is also varied. The River Cherwell and Oxford Canal run north-south through the district. There are Ironstone Downs in the north-west (a small proportion of which is within the Cotswolds Area of Outstanding Natural Beauty in the north west of the district), the Ploughley Limestone Plateau in the east and the Clay Vale of Otmoor in the south. Approximately 14% of the district lies within the Oxford Green Belt to the south which surrounds the urban area of Kidlington; the area has been subject to development restraint.
- 3.14 The natural environment in Cherwell also plays a role in minerals supply. Sand and gravel is the most common mineral resource across Oxfordshire and typically found in river valley deposits, particularly along the River Thames which runs north-south through the District and its tributaries. Limestone and ironstone are found mainly in the north and west of the county; they are used primarily as crushed rock aggregate but also for building and walling stone.
- 3.15 The character of Cherwell's built environment is diverse but distinctive. Banbury and Bicester have changed as a result of post-war expansion and economic growth brought about by the M40 but retain their market town feel. The District has a few fairly large, well served villages and many smaller villages but no small towns as in other parts of Oxfordshire such as Chipping Norton or Wallingford. In the north of the District, the predominant traditional building material is ironstone; in the south, limestone. Many villages have retained their traditional character.
- 3.16 The following features contribute to the distinctive character, appearance and high quality environment of Cherwell District:
- Over 2,200 listed buildings and many others of local architectural and historical interest.
 - Currently 60 conservation areas including one covering the length of the Oxford Canal.

- 36 Scheduled Ancient Monuments.
- 5 registered Historic Parks and Gardens and a Historic Battlefield, and 6 Historic Parks and Gardens considered as non-designated heritage assets.
- Three urban centres - Banbury, Bicester and Kidlington – with quite distinct characters, retaining their medieval street patterns.

Economy

- 3.17 Development in the District has been led by waves of urban expansion to Banbury and Bicester as part of the approach to focus growth at sustainable towns. An urban extension to the north of Banbury of over 1000 homes was completed in 2008/09. Urban extensions producing some 1600 homes at Bicester were completed in 2004/05. Average housing completions from 1996 to 2013 were 550 per annum, 37% of which were in Banbury, 29% in Bicester and 31% elsewhere. Banbury's town centre has benefited from redevelopment in the 1990s and is regionally important. Improvements and planning permissions in Bicester town centre have provided much needed retail, leisure and community facilities and are now largely complete.
- 3.18 Further urban extensions to Banbury and Bicester of 1,000 and 1,600 homes respectively are underway.
- 3.19 Further economic development is supported by the recent Local Growth Deal awards to the South East Midlands Local Enterprise Partnership (SEMLEP)⁴ and Oxfordshire LEP⁵. In July 2014, SEMLEP was awarded a Local Growth Deal of £64.6 million investment into the area, set to create over 4,200 new jobs and more than 3,800 new homes by 2020 following the submission of its Strategic Economic Plan in March 2014, this includes Banbury and Bicester⁶. The Oxfordshire LEP will see at least £108.6m from the Government's Local Growth Fund invested in Oxfordshire to support economic growth in the area. This deal will help to create up to 5,700 jobs, allow over 4,000 homes to be built and generate over £100m in public and private investment⁷.
- 3.20 The major environmental challenge facing the villages and rural areas in Cherwell is how to maintain and enhance the quality of the natural, built and historic environment in the face of pressures for new development.

Economic structure

- 3.21 The District's largest employment sectors are: distribution, manufacturing, office, retailing and other services, and public sector employment including in health, defence and education.
- 3.22 Banbury is principally a manufacturing town and service centre whilst Bicester is a garrison town with a military logistics, storage and distribution and manufacturing base. Both towns are important economic locations. Kidlington functions as a village service centre but has a larger, varied employment base benefiting from its proximity to Oxford, its location next to the strategic road network, and of its proximity to both London-Oxford Airport and Begbroke Science Park. Bicester and Kidlington lie within Oxford's hinterland. In rural areas, the function of villages as places to live and commute from has increased as the traditional rural economy has declined. The number of people employed in agriculture fell by 18% between 1990 and 2000 and between 2007 and 2008 figures continue to show a decline.
- 3.23 The M40 motorway passes through Cherwell close to Banbury and Bicester. There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. The rail link from Bicester to Oxford is in the process of improvement as part of wider east-west rail objectives. The District has a clear social and economic relationship with Oxford and to a lesser extent with Northamptonshire. Banbury has its own rural hinterland and housing market area which extends into South Northamptonshire and less so into West Oxfordshire and Warwickshire. However, overall Oxfordshire is considered to be a coherent Housing Market Area.

⁴ Available at: <http://www.semlep.com/news/2014/semlep-awarded-64-6-million-local-growth-deal/>.

⁵ Available at: <http://www.oxfordshirelep.org.uk/cms/content/news-and-events>.

⁶ Available at: <http://www.semlep.com/news/2014/semlep-awarded-64-6-million-local-growth-deal/>.

⁷ Available at: <http://www.oxfordshirelep.org.uk/cms/content/news-and-events>.

- 3.24 Data on travel to work patterns from the 2011 Census has recently been released. The total net outflow of 2,800 workers from Cherwell is made up of a gross outflow of 26,000 workers and a gross inflow of 23,200 workers illustrating how Cherwell is not an isolated economy but part of a wider economic and labour market. Oxford has a significant commuting influence. The largest net outflow is to Oxford with a net outflow of 7,300 workers made up of 9,500 Cherwell residents working in Oxford and 2,200 Oxford residents working in Cherwell. There is net outflow of 1,200 residents to London, so commuting to London is not exceptionally high even following improvements to the rail service. By contrast there are net inflows of 2,000 workers from South Northamptonshire and 1,000 workers from West Oxfordshire.

Employment and economic activity

- 3.25 Unemployment in the District has generally been low in Cherwell. However, it has doubled during the economic downturn. The 2011 Census shows that in Cherwell 76% of residents aged 16-74 were economically active; this is above the national average of 70%. Of this 3.8% were unemployed compare to 6.3% nationally. Unemployment in Banbury was 5.0%. 30% of residents in Cherwell are employed in professional or associate professional and technical occupations, which is similar to the national average. The corresponding figure for Banbury is 23%, Bicester 26% and Kidlington with 31%.

Social

Population

- 3.26 The population is mainly concentrated in the three urban centres, Banbury which has a population of 46,853 representing 33% of the total population of Cherwell. Bicester has a population of 30,854 (22%); Kidlington has a population of 13,723 (10%). The remaining population of 50,438 live in rural villages of varying sizes and makes up around 35% of the total population of Cherwell (2011 Census).
- 3.27 The proportion of older people aged 65 and over in Cherwell was 15.3%. Banbury and Bicester had a below average proportion of older people and Kidlington was above average at 18.6%. ONS projections indicate that by 2033 the population of those aged over 65 in Cherwell will increase to 24% which is likely to have planning and resources implications.
- 3.28 Cherwell District ranks at 233 least deprived of the 348 local authorities ranked for overall deprivation in the 2010 Index of Multiple Deprivation. However, this masks a number of pockets of deprivation. As noted in Cherwell's Sustainable Community Strategy parts of Banbury Ruscote ward are in the 20% most deprived areas nationally and 11 rural wards featured in the 20% most deprived in terms of access to housing and services.
- 3.29 The 2011 census showed that of people aged over 16 28% had a degree level qualification in Cherwell. This is just above the national average of 27%. 20% of resident aged over 16 in Cherwell had no qualifications, although this is below the national average of 22%.

Housing

- 3.30 Cherwell has an above average rate of owner occupation, 69% compared to the national average of 63%. The percentage of households that are renting privately was 18% in 2011; Banbury has experienced a large increase in privately rented accommodation which saw a significant increase from 14% in 2001 to 22% in 2011. Cherwell has a lower than average rate of household with 1 or 2 bedrooms, 32% compared to 40% nationally.
- 3.31 The District is within the Oxfordshire housing market area which is a high value market. In 2012 the median house price in Cherwell was 216,000; although higher than the England median (£190,000), prices are; however, lower than in Oxford and the rural areas. The 2014 Oxfordshire SHMA shows that house prices are cheaper in Bicester and Banbury in the north of the County, and that this is having the effect of helping first-time buyers to the market.

Cherwell's places

Banbury

- 3.32 Banbury is the larger of the towns and is a commercial, retail, employment and housing market centre for a large rural hinterland. Although still a market town, Banbury expanded rapidly in the 1960s to assist in dealing with London's housing needs. Since then, it has seen continued economic and population growth in part due to the construction of the M40 motorway. Banbury's location in the north of the County means that it has strong links to the South Midlands, as well as to the rest of Oxfordshire and beyond.
- 3.33 Banbury's major employers are the Horton General Hospital to the south of the town centre (about 1,200 people) which serves North Oxfordshire and neighbouring areas, Kraft (about 800 people) to the north of the town centre, and the District Council based in the adjoining village of Bodicote to the south (about 700 people). The main employment areas are to the north and east of the town.
- 3.34 Banbury experienced major retail redevelopment in the 1990s (Castle Quay) which has brought great benefits to the town centre but has also made it more challenging for the historic High Street area. Areas of land east and west of the railway station to the east of the town centre have been in need of regeneration for some years. The easternmost area - the former Cattle Market and adjoining land - has now been developed. The 'Canalside' industrial area to the west is more challenging as significant parts of it are in active use by a wide range of businesses.
- 3.35 Paragraph C.4 in the Cherwell Local Plan: Submission (2014) notes that although Bicester is to be the main focus for new employment land, growth of Banbury's employment areas is considered necessary due to the goal to reduce unemployment to pre-recession levels.
- 3.36 The town has two residential areas which suffer significantly from deprivation: an area in western Banbury in and around the Bretch Hill estate, built to accommodate overspill from London; and parts of Grimsbury, originally a Victorian area to the east of the town centre which expanded with the construction of local authority housing and has experienced further development over the past 20 years. Grimsbury has relatively high numbers of people from ethnic minority groups.
- 3.37 Banbury is located on the River Cherwell / Oxford Canal corridor and its development potential is constrained by sensitive landscape and topography in most directions. This includes the Cherwell Valley, Sor Brook Valley and significant ridgelines. Banbury experienced serious flooding in 1998 and to a lesser extent in 2007. Banbury Flood Alleviation Scheme was completed in 2012. Junction 11 of the M40 lies immediately to the north east of the town and the motorway runs close to the town's eastern perimeter. Currently traffic must pass through the town centre or through residential areas to travel between Junction 11 and the south side of town.

Bicester

- 3.38 Bicester is a fast growing historic market town with a long-standing military presence. It has grown substantially over the last 50 years and now has a population of approximately 31,000. This represents population growth of 50% since 1981 and, influenced by the strategy in this Plan, further growth, to approximately 40,000 people is projected by 2026. Bicester's growth has been influenced by its location on the strategic road network close to junction 9 of the M40, where the A34 meets the A41. It is also close to junction 10 with the A43 which connects the M40 and M1. Bicester has a particularly close economic relationship with Oxford.
- 3.39 A substantial programme of continuing development in the town is in place. A strategic housing site of some 1,600 homes at 'South West Bicester', including a health village, sports provision, employment land, a hotel, a new secondary school, a community hall and a local centre is under construction and a new perimeter road has now been built to serve the development and to assist in removing through traffic from the town centre. The Government identified North West Bicester as a location for an Eco-Town development, which is being designed to achieve zero carbon development and more sustainable living by using high standards of design and construction. Bicester's location within the Oxford sub-region and on the Oxford-Cambridge arc makes it well located for growth.

- 3.40 A £50m redevelopment of the town centre has now been completed including a Sainsbury's supermarket, other retail premises and a cinema. A new library and civic building are planned as Phase 2 development. 'Bicester Village', an internationally successful factory outlet centre at the southern edge of Bicester, has also recently expanded. The Council has granted planning permission for a new business park comprising 50,000m² of B1 employment space and a hotel to the south of Bicester Village and east of the A41.
- 3.41 In terms of other significant infrastructure, development commenced in summer 2013 for the replacement of Bicester's community hospital. In terms of rail improvements, from 2013, Chiltern Railways intends to commence work to upgrade the railway between Oxford and Bicester, to significantly improve services between Oxford and London via Bicester and provide an alternative to using the M40 and A34. This will result in improved services from Bicester and the redevelopment of Bicester Town Railway Station. Furthermore, the East West Rail Link Project, which will pass through Bicester, seeks to establish a strategic railway connecting East Anglia with Central, Southern and Western England.
- 3.42 The town's military presence remains today. MoD Bicester to the south of the town is a major logistics site for the Defence Storage and Distribution Agency (DSDA) and has an army, other military and civilian presence. The site extends to some 630 hectares from the south of Bicester into the rural area around the villages of Ambrosden and Arncott. Logistics operations at the Graven Hill site are being rationalised and consolidated, with the development of a new 'Fulfilment Centre' at Arncott's existing 'C' site, releasing much of the land at the Graven Hill site for allocation for development in this Local Plan. The MoD wishes to retain its valued presence in Cherwell, and it remains a major employer in the district.
- 3.43 Other major employers at Bicester include Bicester Village (about 1500 people), Tesco (about 400 people) and Fresh Direct (fruit and vegetable merchants employing about 350 people). Bicester does however experience high levels of out-commuting, particularly to Oxford.
- 3.44 There is a need to achieve further 'self-containment' at Bicester and to maximise existing opportunities in the area to develop higher value and knowledge-based business at the town. Bicester is generally less constrained than Banbury in terms of landscape sensitivity, flooding and agricultural land quality but has more designated ecological constraints. Under-provision of services and facilities has long been a concern and whilst some measures, such as town centre redevelopment, are in place to address this, more needs to be done. Improving self-containment and delivering jobs, services, facilities, traffic management measures and other infrastructure to are central to this strategy.

Rural areas

- 3.45 Most of rural Cherwell's economically active residents commute to their workplaces, and less than a quarter of them work within 5km of home. There are limited employment opportunities in Cherwell's villages. Kidlington is the exception to this pattern.
- 3.46 Kidlington is an important smaller employment and service centre in the Oxford Green Belt. Kidlington is located only 5 miles north of Oxford City and is located near a major junction connecting 3 separate A roads - the A34, A40 and A44. The villages of Yarton and Begbroke are close by. Kidlington operates as a local shopping centre which primarily serves customers from the local vicinity. The village centre fulfils the role of 'top up' or convenience shopping. Within the centre there is service and office employment, whilst outside of the centre, there is a concentration of employment uses to the west of the village around Langford Lane, with Langford Business Parks, Spires Business Park and the Oxford Motor Park. Kidlington has strategic road connections with links to the motorway network connecting the village to other cities. The London-Oxford airport is located at Kidlington. It provides business aviation with training facilities, private hire to global locations and some commercial flights.
- 3.47 The village is closely linked with the city of Oxford and its wider network of surrounding settlements including Woodstock, Abingdon, Wheatley and Didcot in terms of business, education, transport and retail, with some out commuting.
- 3.48 There are a number of educational facilities associated with the University of Oxford in the area stretching from north Oxford to Kidlington and the Begbroke Science Park.

- 3.49 In recent years housing development has been of a small scale (restricted by the Green Belt which surrounds the village) for example estate expansion adjacent to the canal at Croxford Gardens and a 36 home rural exception site for affordable housing at Bramley Close, off Bicester Road. Employment uses have grown to the south of the airport and at Begbroke, where Oxford University purchased the site to establish a research facility in 1998.
- 3.50 The High Street has been partially pedestrianized and new retail and office development has taken place at the High Street / Oxford Road junction and on the High Street's southern side. To the south of the village, Stratfield Brake opened in 1999 providing 20 acres of sports facilities for a range of local clubs.
- 3.51 The Oxford Canal and River Cherwell running along the east and west boundary edges of the village link Kidlington to Oxford whilst providing an attractive leisure corridor, in particular for canal boat hire, walking and cycling
- 3.52 The Green for which Kidlington was once famous has been lost, but the majority of historic properties remain in pockets, protected by Listed Building designation and Conservation Area status.
- 3.53 An east-west rail link, including a new station at Water Eaton, will provide a direct link from Kidlington to Bicester, Oxford and London Marylebone.
- 3.54 There are over 90 other villages and hamlets in Cherwell. Bloxham, in the north of the district, is the second largest village (after Kidlington) with a population of just over 3,000. Yarnton, to the south west of Kidlington, has a population of about 2,500. Adderbury, Deddington, Hook Norton and Bodicote, each in north Cherwell, also have populations in excess of 2,000.
- 3.55 Each of Cherwell's villages has its own unique character and many have conservation areas which help to conserve and enhance their historic core. All of the villages have seen growth over the centuries, and some have grown significantly in the 20th and 21st centuries.
- 3.56 Cherwell's villages can be generally characterised as having a fairly limited number and range of services and facilities, however there are significant differences between villages. The larger villages often have some or all of the following; a post office, primary school, shops, pubs, bus services, recreation areas and community halls and other community facilities. Some also have local employment opportunities.
- 3.57 Within Cherwell's rural areas lies the 500ha former RAF Upper Heyford site, vacated by the US Air Force in 1994. The site is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (which has been designated as a Conservation Area). The Grade I listed Rousham Park is located in the valley to the south west of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated as a Conservation Area in view of the national importance of the site and the significant heritage interest reflecting the Cold War associations of the airbase. There are a number of Scheduled Ancient Monuments, listed buildings, and non designated heritage assets of national importance on site, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area, and much of the airfield is of ecological importance including a Local Wildlife Site (recently extended in area). The site has been divided into three main functional character areas: the main flying field and a technical site to the north of Camp Road and the residential area that is mainly to the south of Camp Road which itself consists of five distinctive character areas reflecting different functions and historic periods of construction. The flying field represents the core area of historic significance, and is of national significance due to its Cold War associations.
- 3.58 Over the last 10 years numerous applications have been made seeking permission to either develop the whole site or large parts of it and a number have gone to appeal demonstrating the significant environmental and heritage constraints and the complexities of the site. An application in 2008 proposed a new settlement of 1,075 dwellings (gross) (761 net), together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure for the entire site. Following a major public inquiry in 2008 the Council received the appeal decision from the Secretary of State in January 2010. The appeal was allowed, subject to conditions, together with 24 conservation area consents that permitted demolition of buildings on the site including 244 dwellings. The 2010 permission granted consent

for some of the many commercial uses already operating on temporary consents on the site. More recently, and following a change of ownership of the site, a new outline application was made and granted in 2011 for a revised scheme focusing on the new settlement area only. A new masterplan was produced in which the same numbers of dwellings were proposed with the majority of the existing units retained but the development area extends further westwards. Residential development under the 2011 permission has now commenced south of Camp Road. The delivery of a new settlement at this exceptional brownfield site is therefore underway. This SA Addendum assesses the sustainability implications of additional growth at the site.

- 3.59 The character of the rural area is varied and includes land of significant landscape and biodiversity value. A small part of the Cotswolds AONB lies within the north western part of the district and to the south lies the Oxford Meadows Special Area of Conservation. This environment helps attract tourists to the area to destinations such as Hook Norton Brewery, the Cropredy festival and the Oxford Canal.
- 3.60 An issue facing the rural areas and villages is the lack of affordable homes. House prices in the District's rural areas are more expensive than in Banbury and Bicester.

4 Method used for SA addendum work

Introduction

- 4.1 The Draft Cherwell Local Plan - Part 1 was submitted to the Planning Inspectorate on the 31 January 2014. The examination hearings were suspended on 4 June 2014 for six months to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full up to date, objectively assessed, needs of the District, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).
- 4.2 In response to the Inspector's initial findings, Cherwell District Council officers have undertaken additional work which considers a range of options to address the identified housing shortfall and associated implications for other land use. Officers have taken account of the evidence submitted by representors prior to the suspension of the hearings. Informal consultation and discussions have also taken place with key stakeholders and other interested parties.
- 4.3 A call for sites was undertaken and a range of options relating to the distribution of the additional development have been explored as follows:
- Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which may now be required in order to deliver the increased level of growth needed in Cherwell District.
 - Identification of new reasonable alternative strategic development locations.
 - Increasing the density of development on existing strategic development locations included in the Submission Local Plan – Part 1 (non-strategic sites and development management policies will be dealt with in Local Plan Part 2).
 - Extensions to the land covered by the existing strategic development locations so that they are of a larger size.
- 4.4 Options have been assessed by considering the following factors:
- How well each option relates to the strategic objectives of the Submission Local Plan.
 - National objectives and guidance as set out in the NPPF and the National Planning Practice Guidance (NPPG).
 - Deliverability of the options and the development potential of sites based on the information submitted through the call for sites, and the subsequent Strategic Housing Land Availability Assessment (SHLAA, updated 2014).
- 4.5 The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative.
- 4.6 The selection of preferred options was also informed by SA, which forms the subject of this SA Addendum Report. The purpose of the SA is to objectively assess the options in terms of their likely economic, environmental and social impacts. The SA Addendum work builds upon the original SA work on the Submission Local Plan, and sought to assess the reasonable alternative

options for providing for the additional development identified to ensure the District's objectively assessed housing and employment needs are met for the Local Plan period until 2031. The focus of the SA Addendum was on the quantum of growth and strategic development locations. Non-strategic sites and development management policies will be subject to SA during the preparation of Local Plan Part 2.

- 4.7 The work described above was used by the Council officers to inform the preparation of Proposed Modifications to the Submission Local Plan. Modifications are of two types referred to as 'Main Modifications' and 'Minor Modifications'. Minor Modifications relate to factual updates and changes which are not significant. However, Main Modifications are significant and relate to policies and proposals in the Plan, and could give rise to significant environmental, social and economic effects. The Main Modifications were therefore also subject to SA.
- 4.8 As described in Chapter 1, the SA Addendum work has incorporated the requirements of the SEA Regulations. The approach to carrying out the SA Addendum for the Cherwell Local Plan has been based on current best practice and the following guidance:
- A Practical Guide to the SEA Directive (September 2005), Office of the Deputy Prime Minister, Scottish Executive, Welsh Assembly Government and the Department of the Environment for Northern Ireland.
 - Sustainability Appraisal guidance included in the Government's National Planning Practice Guidance website (2014)⁸.
- 4.9 The SA has been undertaken in close collaboration with those involved in considering the alternatives for the Local Plan in order to fully integrate the SA/SEA process with the production of the Plan.
- 4.10 There are four components of work that the SA Addendum has covered:
1. Appraisal of reasonable alternatives for the additional quantum of housing and jobs to fully meet objectively assessed needs (see **Chapter 5**).
 2. Appraisal of reasonable alternatives for the spatial distribution of the additional development (see **Chapter 6**).
 3. Appraisal of reasonable alternatives for additional strategic development locations (see **Chapter 7**).
 4. Appraisal of proposed Main Modifications to the Submission Local Plan (see **Chapter 8**).

Reasonableness criteria

- 4.11 Regulation 12(2) of the SEA Regulations requires that:
- "The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme"*
- 4.12 Therefore, any alternatives to options, policies or strategic development locations included in the Cherwell Local Plan need to be "reasonable". This implies that alternatives that are "not reasonable" do not need to be subject to appraisal. In addition, the SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just "reasonable alternatives". Part (b) of Regulation 12(2) above notes that reasonable alternatives will take into account the objectives of the plan, as well as its geographical scope. Therefore, alternatives that do not meet the objectives of the plan or national policy, or are outside the plan area are unlikely to be reasonable.

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

- 4.13 In order to identify 'reasonable' alternatives for the strategic development locations to be assessed as part of this additional work for the Local Plan (see **Chapter 7**), a set of draft 'reasonableness' criteria was developed and set out in the Scoping Report Addendum (June 2014). The reasonableness criteria were defined by considering how the constraints and opportunities for development contained in the NPPF and the strategic objectives of the Local Plan would influence whether an alternative is reasonable. Consultation responses received from the statutory environmental bodies during the consultation on the Scoping Report Addendum have been incorporated into the final set of reasonableness criteria shown in **bold text** in the second column in **Table 4.1**.

Table 4.1: Reasonableness criteria for identifying reasonable alternatives with respect to strategic development locations to be covered in the SA Addendum work

Policy or objective in NPPF and Cherwell Submission Local Plan	Draft reasonableness criteria
NPPF	
<p>Flood Risk</p> <p>Paragraph 100 in the NPPF and the National Planning Policy Guidance on Flood Risk require Local Plans to apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.</p>	<p><i>Locations within Flood Zones 2 and 3 will not be considered to be reasonable alternatives unless the Sequential Test has been passed demonstrating that there are no suitable sites in Flood Zone 1 and the Exception Tests have been passed if required. (as these are areas of higher risk of flooding)</i></p>
<p>National landscape designations</p> <p>Paragraph 115 in the NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs), which have the highest status of protection in relation to landscape and scenic beauty.</p>	<p>Locations within the Cotswold AONB will not be considered to be reasonable alternatives.</p>
<p>International and national biodiversity designations</p> <p>Paragraphs 118-119 of the NPPF discourage development that would adversely affect international and national biodiversity designations.</p>	<p>Locations within international and national biodiversity designations will not be considered to be reasonable alternatives.</p>
<p>Heritage assets</p> <p>Paragraph 132 in the NPPF states that substantial harm to or loss of these designated heritage assets of the highest significance should be wholly exceptional:</p> <p>Scheduled monuments</p> <p>Battlefields</p> <p>Grade I and II* listed buildings</p> <p>Grade I and II* registered parks and gardens</p> <p>It also states that substantial harm to or loss of a grade II listed building, park or garden should be exceptional. The Glossary to the NPPF confirms that Conservation Areas are</p>	<p>Locations that would cause substantial harm to scheduled monuments, battlefields, Grade I, II* and II listed buildings, Grade I II* and II registered parks and gardens and Conservation Areas will not be considered reasonable alternatives</p> <p><i>World Heritage Sites are not applicable to Cherwell as it does not contain any.</i></p>

Policy or objective in NPPF and Cherwell Submission Local Plan	Draft reasonableness criteria
<p>designated heritage assets.</p> <p><i>World Heritage Sites</i></p>	
<p>Minerals Safeguarding Areas</p> <p>Paragraph 143 of the NPPF states that in preparing Local Plans, local planning authorities should define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resource s defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas.</p>	<p>Locations should avoid Minerals Safeguarding and Consultation Areas identified in the Oxfordshire Minerals and Waste Local Plan: Core Strategy Consultation Draft, February 2014, but recognising that they are not an absolute constraint to development.</p>
Cherwell Submission Local Plan	
<p>SO1: To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO2: To support the diversification of Cherwell's rural economy.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO3: To help disadvantaged areas, support an increase in skills and innovation, improve the built environment and make Cherwell more attractive to business by supporting regeneration.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO4: To maintain and enhance the vitality, viability, distinctiveness and safety of Cherwell's urban centres.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO5: To encourage sustainable tourism.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO6: To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO7: To meet the housing needs of all sections of Cherwell's communities, particularly the need to house an ageing population and to meet the identified needs of Gypsies and Travellers and Travelling Showpeople, in a way that creates sustainable, inclusive and mixed communities.</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i></p>
<p>SO8: To improve the affordability of housing in Cherwell and to provide social rented and intermediate housing to meet</p>	<p><i>Not a reasonableness criterion as this objective is unlikely, by</i></p>

Policy or objective in NPPF and Cherwell Submission Local Plan	Draft reasonableness criteria
identified needs whilst ensuring the viability of housing development and a reliable supply of new homes.	<i>itself, to rule out strategic development locations</i>
SO9: To improve the availability of housing to newly forming households in rural areas.	<i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i>
SO10: To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs, reducing social exclusion and poverty, addressing inequalities in health, and maximising well-being.	<i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations</i>
SO11: To incorporate the principles of sustainable development in mitigating and adapting to climate change impacts including increasing local resource efficiency (particularly water efficiency), minimising carbon emissions, promoting decentralised and renewable or low carbon energy where appropriate and ensuring that the risk of flooding is not increased.	Locations that are in areas at risk of flooding (Flood Zones 2 and 3) will not be considered to be reasonable alternatives for strategic development locations unless alleviation and mitigation is clearly achievable (in accordance with the NPPF)
SO12: To focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its towns and villages.	The wider undeveloped countryside in those parts of the Rural Areas that do not offer a sufficient range of existing (or realistic potential) jobs, services, and facilities will not be considered to be reasonable alternatives.
SO13: To reduce the dependency on the private car as a mode of travel, increase the attraction of and opportunities for travelling by public transport, cycle and on foot, and to ensure high standards of accessibility to services for people with impaired mobility.	Locations that do not currently provide, or realistically are unlikely to be able to provide, alternative transport modes sufficiently attractive to act as alternatives to the car will not be considered to be reasonable alternatives.
SO14: To create more sustainable communities by providing high quality, locally distinctive and well-designed environments which increase the attractiveness of Cherwell's towns and villages as places to live and work and which contribute to the well-being of residents.	<i>Not a reasonableness criterion as this objective is unlikely, by itself, to rule out strategic development locations.</i>
SO15: To protect and enhance the historic and natural environment and Cherwell's core assets, including protecting and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and	Locations that would not accord with the NPPF reasonableness criteria for landscape, biodiversity and heritage will not be

Policy or objective in NPPF and Cherwell Submission Local Plan	Draft reasonableness criteria
minimising pollution in urban and rural areas	considered to be reasonable alternatives.

Approach to the Assessment

- 4.14 The SEA Regulations set out the material to be included within the SEA Environmental Report.

Part 3 of the SEA Regulations 12(2) require that:

The report shall identify, describe and evaluate the likely significant effects on the environment of:

(a) *Implementing the plan or programme; and*

(b) *Reasonable alternatives taking into account the objectives and the geographical scope of the Plan or Programme.*

- 4.15 The SA has clearly set out how the reasonable alternatives perform in comparative terms, and has described the reasons for selecting the preferred options, and why other reasonable alternatives have been discounted.

The SEA Regulations, Schedule 2(6) require the Environmental Report to consider:

The likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects, on issues such as (a) biodiversity, (b) population, (c) human health, (d) fauna, (e) flora, (f) soil, (g) water, (h) air, (i) climatic factors, (j) material assets, (k) cultural heritage including architectural and archaeological heritage, (l) landscape and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) – (l).

SA Framework

- 4.16 The SA has taken an 'objectives-led' approach to the assessment that will address the sustainability issues identified while ensuring all the SEA topics (a) to (l) in the box above are covered. The same SA Framework as was developed originally for the SA of the Cherwell Local Plan has been used, although some minor amendments to some of the wording of objectives have been made to address some of the statutory consultation bodies' responses to the SA Addendum Scoping Consultation (see **Appendix 1**). Using the same SA Framework for this SA Addendum work will ensure that alternatives are assessed in a comparable way to the options previously considered as part of developing the Cherwell Local Plan. The SA Framework as amended following the Scoping consultation is presented in **Table 4.2**.

Table 4.2: SA Framework for the Cherwell Local Plan SA Addendum

SA Framework		
SA Objective	Sub-Objective	SEA Topic
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and	1. Will it contribute to the district housing requirements and completions and strategic housing requirements? 2. Will it increase the supply of affordable homes in urban and Health rural areas? 3. Will it contribute to providing additional homes for the homeless?	Population and Human Health

SA Framework		
affordable home.	4. Will it reduce the percentage of unfit/ non-decent homes?	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	<ol style="list-style-type: none"> 1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property? 2. Will it result in inappropriate development in the flood plain? 3. Will it increase the provision of sustainable drainage in new developments? 	Water and Soil, Climate Factors and Population and Human Health.
3. To improve the health and well-being of the population & reduce inequalities in health.	<ol style="list-style-type: none"> 1. Will it improve access to doctors' surgeries and health care facilities? 2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation? 	Population and Human Health and Material Assets.
4. To reduce poverty and social exclusion.	<ol style="list-style-type: none"> 1. Will it assist in reducing poverty and social exclusion? 	Population and Human Health and Material Assets.
5. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> 1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 1. Will it assist in reducing actual levels of crime? 2. Will it assist in reducing the fear of crime? 	Population and Human Health
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	<ol style="list-style-type: none"> 1. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs including for key workers? 2. Will it improve residential amenity and sense of place? 3. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership? 4. Will it reduce actual noise levels and/or reduce noise concerns? 5. Will it provide, protect or enhance locations for cultural activities, including the arts? 6. Will it enhance the townscape and public realm? 	Population and Human Health and Material Assets
7. To improve accessibility to all services and facilities.	<ol style="list-style-type: none"> 1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel? 	Population and Human Health and Material Assets.
8. To improve efficiency in land use through the re-use of previously	<ol style="list-style-type: none"> 1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites? 2. Will it maximise the provision of employment development on previously developed land as opposed to 	All

SA Framework		
developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	<p>greenfield sites?</p> <p>3. Will it maximise housing densities to make efficient use of land?</p> <p>4. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</p> <p>5. Will it promote good design to create attractive, high quality environments where people will choose to live?</p> <p>6. Will it ensure land is remediated where appropriate?</p> <p>7. Will it reduce the loss of the best and most versatile soil to development?</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	<p>1. Will it promote more sustainable transport patterns including public transport, walking and cycling?</p> <p>2. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities?</p> <p>3. Will it improve air quality?</p> <p>4. Will it improve air quality at Oxford Meadows SAC?</p> <p>5. Will it help increase the proportion of energy generated from renewable sources?</p>	Air
10. To conserve and enhance and create resources for the district's biodiversity	<p>1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance?</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>	Biodiversity Fauna and Flora
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	<p>1. Will it protect, enhance and restore the district's natural environment assets (e.g. the countryside, parks and green spaces, Public Rights of Way, common land, woodland and forest reserves, National Parks, AONBs etc.)?</p> <p>2. Will it protect, enhance and restore the district's cultural and heritage assets (e.g. Scheduled Ancient Monuments, Listed buildings, Historic Parks and Gardens and Conservation Areas)?</p> <p>3. Will it promote the accessibility of the district's countryside and historic environment in a sustainable and well-managed manner, protecting currently accessible countryside (either informally used or via public rights of way)?</p>	Cultural Heritage and Landscape and Biodiversity Fauna and Flora.

SA Framework		
	<p>4. Will it maintain and enhance the landscape character, ecological quality of the countryside, including opens spaces within urban areas?</p> <p>5. Will it help preserve and record archaeological features?</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	<p>1. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</p> <p>2. Will it promote more sustainable transport patterns in rural areas?</p> <p>3. Will it reduce journey times between key employment areas and key transport interchanges?</p>	<p>Air, Population and Human Health.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>1. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</p> <p>2. Will it reduce emissions of greenhouse gases by reducing energy consumption?</p>	<p>Climate Factors</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>1. Will it promote sustainable waste management practices through a range of waste management facilities?</p> <p>2. Will it reduce hazardous waste?</p> <p>3. Will it increase waste recovery and recycling?</p>	<p>Water and Soil and Climate Factors</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p>	<p>1. Will it improve the water quality of the district's rivers and inland water?</p> <p>2. Will it enable recycled water to be used?</p> <p>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</p>	<p>Water and Soil and Biodiversity Fauna and Flora.</p>
<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	<p>1. Will it lead to an increase in the proportion of energy needs being met from renewable sources?</p> <p>2. Will it promote the incorporation of small-scale renewable in developments?</p>	<p>Climate Factors</p>
<p>17. To ensure high and stable levels of</p>	<p>1. Will it promote accessible employment opportunities?</p> <p>2. Will it promote employment opportunities accessible in</p>	<p>Population and Human Health and Material</p>

SA Framework		
employment so everyone can benefit from the economic growth of the district.	rural areas? 3. Will it contribute to reducing short and long-term unemployment?	Assets
18. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district.	1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of the area as a business location? 4. Will it encourage inward investment? 5. Will it make land and property available for business development? 6. Will it assist in increasing the viability of the rural and farming economy? 7. Will it promote development in key sectors? 8. Will it promote regeneration; reducing disparities with surrounding areas? 9. Will it promote development in key clusters?	Population and Human Health and Material Assets
19. To encourage the development of buoyant, sustainable tourism sector.	1. Will it increase the employment of business opportunities on the tourism sector?	Population and Human Health

Predicting effects

- 4.17 The assessment has focused on the likely **significant effects** of implementing the reasonable alternatives for each of the four components being addressed in the Addendum work, and the final SA Report Addendum has, where possible and reasonable, distinguished between the different types of effects (listed in the box above, i.e. temporal, cumulative etc.).
- 4.18 The assessment has been carried out using a matrix based approach. For each reasonable alternative, the matrix describes:
- The nature of the effect against each of the SA objectives, including whether it is likely to be positive or negative, permanent or temporary, and the timescale of the effect.
 - For each effect identified, the scope for mitigation (including reference to other policy or regulatory safeguards, either at the national level or through other policies in the Local Plan).
 - Recommendations for further mitigation or improvements to the Local Plan to provide more in the way of positive effects will be put forward.
- 4.19 Symbols have be used to summarise the effects identified as follows:

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely

-	Minor negative effect likely
--	Significant negative effect likely
?	Likely effect uncertain
N/A	Policy is not relevant to SA objective

- 4.20 In carrying out the SA use has been made of Geographical Information Systems (GIS) which provide mapped data of key factors of relevance to the identification of significant effects such as:
- Landscape, biodiversity and cultural heritage designations.
 - Agricultural land classifications.
 - Areas at risk of flooding.
 - Mineral deposits.
 - Areas of social deprivation.
 - Location of employment, retail, community facilities (e.g. schools and hospitals), neighbourhood centres.
 - Transport network including public transport (bus, rail).
- 4.21 It has also been informed by the most recent technical studies including those listed as the Evidence Base within the Hearings Document List as well as updates since that list was produced, such as to the Strategic Flood Risk Assessment and the Landscape Capacity and Sensitivity Assessment.
- 4.22 The SA has also taken into account the findings of the Habitats Regulations Assessment (HRA) which has been updated separately by Atkins.
- 4.23 Cumulative effects have been considered by comparing the likely effects of the preferred options for modifications to the plan, within the context of all of the Main Modifications and the effects identified for the remainder of the Local Plan (in the 2013 SA Report) in order to consider the cumulative effects of the potential modifications to the Local Plan as a whole.

Consultation on the SA Addendum Report

- 4.24 The results of the appraisal have been reported in this SA Addendum Report prepared alongside the Main Modifications to the Cherwell Local Plan that the Council has decided to put forward for the inspector to consider at the further hearings in December 2014. The consultation on the SA Addendum and Main Modifications to the Cherwell Local Plan will be for a 6 week period starting in August 2014.

5 Appraisal of quantum of additional development

Introduction

- 5.1 This Chapter presents the findings of the SA of the revised quantum of housing and employment related development identified as being needed in the light of new evidence over the Local Plan period to 2031.
- 5.2 It builds upon the work undertaken for the original SA of the Submission Local Plan.

Quantum of housing: Reasons for selecting the reasonable alternatives

- 5.3 The overall conclusions of the 2014 SHMA are presented in Table 90 (p.181) of the SHMA report and from paragraphs 9.48 to 9.62 (Local Plan Examination Document HOU12d)⁹. Having regard to all the highest demographic, economic and affordable housing scenarios, it suggests that objectively assessed housing needs range between 1,090 and 1,190 net additional dwellings per annum (2011-2031) with a mid-range point of 1,140. The lower end of the range is not expected to fall more than 5% below a 'Committed Economic Growth' scenario to ensure that the Strategic Economic Plan and City Deal are supported across Oxfordshire.
- 5.4 The SHMA was published in April 2014 and is up-to-date. The objectively assessed need of 1,140 dwellings per annum is therefore considered to be the only reasonable option for housing growth. The figures of 1,090 and 1,190 are not alternatives as such but, rather, represent the lower and upper end of the range of need identified. Paragraph 9.58 of the SHMA states "*For Cherwell District the evidence indicates a need for 1,142 dwellings per annum (2011-31) to support the Strategic Economic Plan. This is based on supporting Committed Economic Growth. The range set out represents +/- 50 homes per annum either side of this*".
- 5.5 The Submission Local Plan included a proposed housing requirement of 16,750 homes from 2006-2031. At 31 March 2011, 2,542 completions had been recorded, leaving a requirement of 14,208 homes from 2011-2031 or a requirement of approximately 710 dwellings per annum. The objectively assessed housing need is therefore 430 homes per annum greater over the same period (2011-2031).
- 5.6 The SHMA does suggest that to fully meet affordable housing needs there would be a need to plan for 1,233 homes per annum. However, paragraph 9.43 of the SHMA states:
"The [affordable housing] figures need to be considered in context – expressed over a 20 year plan period they are likely to over-estimate the levels of housing provision necessary. The affordable housing needs model is based on evidence of need and supply of affordable housing at a point in time – the time of the assessment. It is not designed to (or necessarily suitable) for considering overall housing need..."
- 5.7 Over time, unmet needs arising from other Local Planning Authority areas in Oxfordshire may be identified. However, upon suspending the Local Plan Examination, the appointed Inspector advised:
"For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives

⁹ GL Hearn (April 2014) Oxfordshire Strategic Housing Market Assessment

of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.

"This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils."

- 5.8 The Submission Local Plan includes a county wide commitment to consider unmet needs arising from the SHMA jointly with the other Oxfordshire authorities. The agreement was reached through Oxfordshire's Spatial Planning and Infrastructure Partnership (SPIP) and includes the possibility of early Plan review if required. The agreement is to be supplemented by the Council in responding to the Inspector's advice provided at the Local Plan Hearings on 3 & 4 June 2014.

Reasonable Alternative to the Submission Local Plan: Housing Requirement of 1,140 dwellings per annum (2011-2031) which equates to 430 homes per annum more than the Submission Local Plan over the same period

Findings of the SA for the quantum of housing

- 5.9 The original SA appraised three alternatives for the quantum of housing (see Annex E of the SA Report), covering the period 2006 to 2031:

- The Proposed Growth Scenario: 670 dwellings per annum (annualised rate), giving a total of 16,750 dwellings over the plan period.
- Alternative 1: 590 dwellings per annum (annualised rate), giving a total of 14,750 dwellings over the plan period.
- Alternative 2: 800 dwellings per annum (annualised rate), giving a total of 20,000 dwellings over the plan period.

- 5.10 The original SA report recognised that:

"At this high level of assessment it is inherently difficult to determine and predict the absolute environmental and sustainability impacts of alternatives, because several factors are not established such as the exact distribution, location and form of development. It is therefore more appropriate to consider the sustainability effects of alternatives relative to each other. An evaluation is made at the end of this report of the comparative merits of the alternative growth scenarios."

- 5.11 The original SA was carried out using various assumptions, including:

- In general the impacts of higher levels of development will be greater, and this will be the case for both positive and negative effects.
- That sustainable levels of housing growth will be supported by a balanced and proportionate increase in employment opportunities as well as associated infrastructure provision.
- For all levels of housing growth, the Local Plan is required by the NPPF to: "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable."
- In accordance with previous testing undertaken by the Council, housing development will generally be distributed towards the settlements of Banbury and Bicester, these being the district's two towns, where there is already access to services and facilities including jobs, with an emphasis on meeting the particular growth needs of Bicester in preference to a higher level of growth in rural areas.
- Higher levels of housing growth are likely to be comprised of a limited number of larger sites and a mix of smaller sites spread across the Plan Area. These larger sites would be likely to occur in the most sustainable locations within the Plan Area, (around Banbury and Bicester) either as sustainable new communities or as urban extensions.

5.12 In terms of significant effects, the original SA found that:

- The Proposed Growth Scenario and Alternative 2 would have significant positive effects with respect to the delivery of homes (SA objective 1), health and well-being (SA objective 3), reducing poverty and social exclusion (SA objective 4), and creating and sustaining vibrant communities (SA objective 6).
- The Proposed Growth Scenario and Alternative 2 would have significant negative effects with respect to improving efficiency in land use through the re-use of previously developed land and existing buildings (because of the scale of greenfield land that would be needed for development) (SA objective 8), reducing air pollution including reducing greenhouse gas emissions (due to emissions from increased housing and traffic) (SA objective 9), biodiversity (SA objective 10), landscape (SA objective 11), road congestion (SA objective 12), resource consumption (SA objective 13), and the generation of waste (SA objective 14).
- Alternative 1 was identified as having only minor effects, and no significant effects (whether positive or negative).

5.13 The original SA Report concluded:

"Although the Proposed Growth scenario and Alternative 2 score similarly within the SA, the proposed growth option delivers the most positive sustainability outcomes, providing sufficient housing to support the necessary economic growth in the district to 2031, while limiting environmental impacts as a result of less greenfield land being needed than under Alternative 2".

5.14 The original SA Report is justified in stating that the likely significant effects can only really be established when comparing different locations in which development could take place. Equally, it is justified in saying that the greater the amount of development that is proposed, the greater the likelihood of significant effects arising (both positive and negative).

5.15 The reasonable alternative to the Submission Local Plan, based on the calculation of objectively assessed housing needs, is 1,140 dwellings per annum (annualised basis) to be built over a revised plan period of 2011 to 2031.

5.16 It is notable that, during the period 2005 to 2011, there were only 2,542 completions recorded, giving an annualised rate of just over 508 dwellings per annum, which is around 75% of the annualised rate under the Proposed Growth scenario, which formed the basis of the Submission Local Plan. The period 2005 to 2011, covered both a period of economic expansion (2005 to 2007) and contraction (2008 to 2011), but the 508 dwellings per annum delivered were below even the Alternative 1 (590 dwellings per annum). As a result, the years 2011 to 2031 will require increased housing development to make good this shortfall as well as cater for the additional housing need identified through the objectively assessed housing needs study.

5.17 Although the objectively assessed housing need is now 1,140 dwellings per annum over the period 2011 to 2031, given past rates of construction, and pressure on the construction industry and house building companies to deliver significantly increased development across the country as a whole, this target will be a significant challenge to meet.

5.18 Assuming it is met, the significant effects identified for Alternative 2 under the original SA are most likely to result, except the effects are likely to be even more pronounced. Using similar assumptions to the original SA, this suggests the effects are likely to be as follows:

Significant positive effects

- Ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 1), because the quantum of housing will meet objectively housing need, and there will be greater opportunity to deliver the range of tenure and type of housing needed in the District.
- Improvement of health and well-being and reducing inequalities in health (SA objective 3) because access to a decent, sustainably constructed and affordable home has a major influence on household health, particularly the more vulnerable members of society.
- Reducing poverty and social exclusion (SA objective 4), for similar reasons as SA objective 3.

- Creating and sustaining vibrant communities (SA objective 6), because the additional development should help to deliver and generate demand for community facilities, services, shops, etc., and help to fund supporting infrastructure.

Significant negative effects

- Improving efficiency in land use through the re-use of previously developed land and existing buildings; although the higher level of development is likely to help bring brownfield land back into productive use, it will inevitably require significant greenfield development (SA objective 8).
- Reducing air pollution including reducing greenhouse gas emissions, due to emissions from increased housing and traffic (SA objective 9).
- Conserving and enhancing biodiversity (SA objective 10), because of the loss of habitats and disruption to ecological networks arising as a result of additional development, although there is likely to be significant scope for mitigation and habitat restoration and creation funded through development proposals.
- Landscape character (SA objective 11), for similar reasons to SA objective 8 and 10, although with the opportunity to mitigate the effects through choice of site and good design.
- Road congestion and pollution (SA objective 12), for the same reasons as SA objective 9, although new development may help to make some public transport services more viable, and also integrate walking and cycling into the design.
- Resource consumption (SA objective 13), and the generation of waste (SA objective 14), on the basis that the higher the levels of development the greater the resources needed to deliver and service it, and the greater the total amount of waste likely to be produced in the District.

5.19 There is a degree of uncertainty with the above conclusions given that it is high level and that the precise effects are best determined on a more detailed assessment of the specific locations where development would take place, and because of the measures that could be applied to avoid, mitigate or compensate for adverse effects arising. Not all locations where development could take place will give rise to the potential effects identified. Similarly, the additional development could be delivered in a variety of ways, such as through increasing densities on existing allocated sites, extensions to such sites, or the identification of new strategic locations for development. These issues are considered in Chapter 7 of the SA Report Addendum. The effects are also dependent upon the relationship with jobs and employment land provided for in the Local Plan. For example, residential developments that are well located to sources of employment are less likely to lead to significant effects on traffic generation and congestion (together with associated air pollution and greenhouse gas emissions) than those that are not.

Quantum of jobs and employment land: Reasons for selecting reasonable alternatives for jobs and employment land

- 5.20 In terms of forecasting future need, the Council's 2012 Employment Land Review forecasting and scenario exercise, set out in Section 7 of the study (Local Plan Examination Document ECO06)¹⁰, shows that there is a net additional need for between 52.6 and 87.2 hectares (ha) of land for different types of employment across Cherwell, with the medium growth scenario (seen as the most likely to occur) predicting a net additional demand of approximately 70 ha.
- 5.21 The Oxfordshire Economic Forecasting Report for the Oxfordshire SHMA (HOU12b)¹¹ in table 2.3 reinforces the economic forecasts (0.5% growth pa) identified in Cherwell's 2012 Economic Analysis Study (ECO01)¹² by predicting that Cherwell, following a fall between 2001 and 2011 (-

¹⁰ URS (February 2012) Cherwell District Council Employment Land Study

¹¹ Cambridge Econometrics and SQW (28 February 2014) Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment

¹² Roger Tym & Partners (August 2012) Cherwell Economic Analysis Study

0.4% pa), will grow at a similar rate (0.6% pa) over the period 2011-21 and the same rate (0.5% pa) over the period 2021-31. This is under the 'baseline projection' scenario set out in the Economic Forecasting Report. The consultants state that the baseline figures should be seen as a starting point, from which to build the further stages in which alternative population projections and changes in policy are taken into account.

- 5.22 At table 3.2 of the Economic Forecasting Report the results of an 'alternative population based projection' are shown for the County which also shows a 0.6% per annum growth rate in Cherwell. At table 4.2 the Economic Forecasting Report estimates additional growth (above trend, which takes account of policy influences) of 8,250 jobs in Cherwell to 2031. The additional employment by sector (table 4.2) is added to the employment alternative projection to create the 'planned economic growth' forecast. As shown at table 5.2, under the 'planned economic growth scenario' 21,600 jobs are forecast for Cherwell between 2011 and 2031.
- 5.23 Table 33 of the SHMA sets out projected growth in jobs of 1,155 per annum and 1,142 homes per annum for Cherwell (2011 to 2031) under the committed economic growth scenario. Table 34 shows a total of 23,091 jobs generated under this scenario.
- 5.24 The Economic Forecasting Report in section 6 considers the proportion of total jobs generated under the committed economic growth scenario that would require B use class employment land. It is estimated that only 12,700 jobs will be located on B use class land in Cherwell (table 6.2). The Economic Forecasting Report in section 6 explains that there is sufficient land identified in the Cherwell Submission Local Plan (January 2014) to accommodate this high growth scenario. In section 6 the consultants identify risks to economic growth. However they do not recommend that the forecasts are reduced to take account of the risks discussed, because they do not appear to the consultants to be particularly likely to reduce employment growth below that forecast.
- 5.25 Since the publication of the draft Core Strategy (2010) a greater focus was introduced for the Local Plan on delivering sustainable economic development. Paragraph B.21 states that the provision of a sufficient number and variety of available employment sites and the formation of planning policies which allow employment generating development to come forward in sustainable locations is critical in enabling existing companies to grow and to provide for new company formation. The Submission Local Plan (January 2014) identifies 155 hectares of employment land and approximately 14,000 jobs are identified on land for B use classes.
- 5.26 An updating addendum to the Cherwell Economic Analysis Study was commissioned by the Council in June 2014 to ensure that further consideration is given to the SHMA and associated Economic Forecasting work following the Inspector's decision that the Local Plan should be based on the Oxfordshire SHMA.
- 5.27 The Council is seeking to meet its objectively assessed needs in full, maintain a pro-growth approach to economic development while maintaining the Local Plan's overall vision and strategy including addressing the issues of out-commuting and the 'imbalance' between homes and jobs at Bicester.
- 5.28 The addendum takes into account the new housing numbers for Cherwell set out in the Oxfordshire SHMA and the Committed Economic Growth Scenario they relate to. It reflects any other significant changes that have occurred since publication of the 2012 report and examines if there is a consistent broad alignment of policies on jobs and housing for the Local Plan. It identifies a need for over 100 hectares of employment land to 2031.
- 5.29 The addendum considers the balance of jobs and housing for Cherwell District and also for Bicester, Banbury, Kidlington and the remaining rural areas. The report compares the distribution of employment derived from the employment forecasts, dwellings trajectory and employment land allocations in a draft of the proposed modifications to the Local Plan which involved the allocation of additional employment land.
- 5.30 Section 6 of the report shows that the figures are generally well aligned. Both sets of forecasts in Section 5 show that it would be expected that most growth in employment would be located at Banbury and Bicester.
- 5.31 The report highlights that the Council continues to receive business enquires from a number of sectors and the Local Plan aims to reduce unemployment.

- 5.32 The report states that with these indicators from the logistics market and Cherwell's excellent and improving transport links, to cater for company demand and considering the increase in the number of homes being built it is feasible that the employment land allocated in the Local Plan is needed. It states in terms of considering the sub-areas the Council's employment strategy is broadly in line with the forecasts and its housing allocations and its overall strategy will more than accommodate the growth in the Oxfordshire SHMA identified for the Planned Economic Growth Scenario.
- 5.33 Considering the above trends and requirements, proposed Modifications to the Local Plan will most likely to continue to deliver sustainable economic growth and cater for, including allocating employment land, the growth identified under the 'committed economic growth scenario' in the 2014 SHMA and Economic Forecasting Report. The employment trajectory indicates that of the total land allocated, 235 hectares (gross) is expected to provide for employment uses within the Plan period 2011 to 2031, some 80 hectares (gross) more than in the Submission Local Plan. These sites will generate approximately 23,000 jobs on B use class land and further jobs will be generated through other means such as retail and home working. The evidence suggests that the reasonable alternative to the Submission Local Plan is to allocate more employment land at Banbury and Bicester.

Reasonable Alternative to the Submission Local Plan: To allow for additional employment land at Banbury and Bicester to accommodate the jobs forecasts and employment land need identified in the economic studies for the extended plan period up to 2031.

Findings of the SA for the quantum of jobs and employment land

- 5.34 At the strategic level, the effects of providing for additional employment land are likely to be similar to the effects of providing for a higher quantum of housing. The assumptions that underpinned the appraisal of the SA of the quantum of housing are also relevant to the SA of the quantum of employment land.

Significant positive effects

- Ensuring high and stable levels of employment are achieved (SA objective 17), through the providing of enough employment land to meet the predicted need, although this is also heavily dependent upon the global and national economy.
- Sustaining and developing economic growth and innovation and support the long term competitiveness of the District (SA objective 18), although this is also dependent upon the type of economic activity and the measures put in place by businesses.
- Improvement of health and well-being and reduce inequalities in health (SA objective 3) because access to employment has a major influence on health.
- Reducing poverty and social exclusion (SA objective 4), for similar reasons as SA objective 3.
- Creating and sustaining vibrant communities (SA objective 6), because the additional employment development should help to deliver jobs and incomes which will help to support community services and facilities, shops, etc. and help to fund supporting infrastructure.

Significant negative effects

- Improving efficiency in land use through the re-use of previously developed land and existing buildings – although the higher level of employment land is likely to help bring brownfield land back into productive use, it will inevitably require significant greenfield development (SA objective 8).
- Reducing air pollution including reducing greenhouse gas emissions, due to emissions from increased traffic generated by businesses setting up on the employment land, including commuting (SA objective 9).
- Conserving and enhancing biodiversity (SA objective 10), because of the loss of habitats and disruption to ecological networks arising as a result of additional employment development,

although there is likely to be significant scope for mitigation and habitat restoration and creation funded through development proposals.

- Landscape character (SA objective 11), for similar reasons to SA objective 8 and 10, although with the opportunity to mitigate the effects through choice of site and good design.
- Road congestion and pollution (SA objective 12), for the same reasons as SA objective 9, although new employment development may help to make some public transport services more viable, and also integrate walking and cycling into the design.
- Resource consumption (SA objective 13), and the generation of waste (SA objective 14), on the basis that the higher the levels of employment development the greater the resources needed to deliver and service it, and the greater the total amount of waste likely to be produced in the District.

5.35 As with the SA of the quantum of housing, there is a degree of uncertainty with the above conclusions given that it is at a high level and that the precise effects are best determined on a more detailed assessment of the precise locations where development would take place, and because of the measures that could be applied to avoid, mitigate or compensate for adverse effects arising. Not all locations where employment development could take place will give rise to the potential effects identified. These issues are considered in Chapters 7 and 8 of the SA Report Addendum.

5.36 The effects are also dependent upon the relationship with housing provided for in the Local Plan. For example, residential developments that are well located to sources of employment are less likely to lead to significant effects on traffic generation and congestion (together with associated air pollution and greenhouse gas emissions) than those that are not.

6 Appraisal of overall spatial distribution of additional development

Introduction

- 6.1 This Chapter presents the findings of the SA of the overall spatial distribution of development for delivering the additional housing and employment related needs described in Chapter 5.
- 6.2 For the reasons given in Chapter 4, the appraisal of reasonable alternatives is within the context of the overall spatial strategy set out in the submitted Local Plan, which precludes the strategic release of Green Belt land (other than meeting specific employment needs at Kidlington/Begbroke). The SA work for this Addendum draws upon the work undertaken for the original SA of the Submission Local Plan, but takes into account the additional development identified as being needed in the light of new evidence over the Local Plan period to 2031.
- 6.3 The objectively assessed need as identified in the 2014 SHMA is 1,140 homes per annum from 2011-2031, or a total requirement of 22,800 homes. From 2011-2014 there were 1,106 completions leaving a remaining requirement of 21,694 over 17 years or 1,276 per annum.
- 6.4 There are 6,522 homes with planning permission (as at 31 March 2014). If small sites of less than 10 dwellings are excluded (to avoid duplication with a future windfall allowance) this figure falls to 6,040. A further supply of 6,660 homes has already been identified from strategic sites (not permitted at 31 March 2014) identified in the Submission Local Plan January 2014 (excluding non-strategic allowances). The total supply that can be discounted from the remaining requirement of 21,694 is therefore some 12,700 homes. This leaves about 8,994 homes to distribute across the District whether from new or extended sites, higher density development, updated assumptions about the rate of delivery on sites, non-strategic allowances (for the Local Plan Part 2 or Neighbourhood Plans) or small site windfall allowances). There is also a need to provide for more employment land in the Local Plan to 2031.
- 6.5 The spatial strategy in the Submission Local Plan (para A.11) is as follows:
- Most of the growth in the District to locations within or immediately adjoining the main towns of Banbury and Bicester. Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth. Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town with a rural hinterland.
 - Away from the two towns, the major single location for growth will be at the former RAF Upper Heyford base which will deliver over 760 homes in accordance with its planning permission.
 - Kidlington's centre will be strengthened and its important economic role will be widened. Economic development will be supported close to the airport and nearby at Begbroke Science Park. There will be no strategic housing growth at Kidlington but other housing opportunities will be provided.
 - Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the District which offer a wider range of services and are well connected to major urban areas, particularly by public transport.
 - Development in the open countryside will be strictly controlled. In the south of the District, the existing Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs. In the north west of the District, the small area lying within the Cotswolds Area of Outstanding Natural Beauty will similarly be protected.

Reasons for selecting the reasonable alternatives

- 6.6 Given that the current consideration of additional growth is to meet Cherwell's objectively assessed need only, it is considered that the reasonable alternatives for accommodating the additional growth required should be appraised within the overall framework of the Spatial Strategy as set out in the Submission Local Plan.
- 6.7 The two towns in the District provide access to employment opportunities, services and facilities and the potential for additional infrastructure building on existing provisions. Former RAF Upper Heyford is an extensive previously developed site where a new settlement including a new school has been approved and is under construction. Although additional development in these locations could have economic, social and environmental impacts, they are reasonable locations in the District at which to consider additional growth.
- 6.8 Some additional development in rural areas could help sustain services and facilities and in some cases possibly increase the attractiveness of villages for new services and facilities. Not providing any additional development in rural areas, or providing very low levels of development, would not help meet the identified housing need in rural areas and would undermine the sustainability of rural communities generally. The affordability of housing would worsen and maintaining the viability of services and facilities would be made more difficult. However, very high levels of development in rural areas would have a significant impact on the character, appearance and environment of rural areas. It would lead to urbanisation of the countryside, unsustainable travel patterns, landscape and other environmental degradation. Villages in Cherwell do not have the infrastructure of urban areas nor the employment opportunities to sustain high levels of growth.
- 6.9 As stated in para 5.6, separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. A Core Planning Principle of the NPPF is to protect the Green Belts (para. 17) and the 'great importance' which the Government attaches to them is emphasised (para. 79). The supporting Planning Practice Guidance states, "Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the 'very special circumstances' justifying inappropriate development on a site within the Green Belt" (ID: 3-034-20140306). In this context, and in view of the existence of other non-Green Belt options at Bicester, Banbury, Former RAF Upper Heyford and elsewhere in the rural areas (as evidenced by the Submission SA, SHLAA, representations, and evidence presented at the Local Plan Examination Hearings), it is considered that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the District to meet Cherwell's additional housing requirement.

- 6.10 Therefore, it was considered that the following reasonable alternatives for accommodating the additional growth, in spatial strategy terms, should be considered in the SA Addendum:

- Option A:** Focus additional growth at Bicester.
- Option B:** Focus additional growth at Banbury.
- Option C:** Focus additional growth at Former RAF Upper Heyford.
- Option D:** Provide for some additional growth in the Rural Areas.

- 6.11 The above options are not mutually exclusive. The purpose of this component of the appraisal process is to distil the advantages and disadvantages using SA. It is likely that the most appropriate and sustainable strategy for accommodating the additional growth will be a combination of more than one of Options A to D.
- 6.12 The SA Addendum only considered growth in addition to the proposed development that is already included in the Submission Local Plan. The proposed development in the Submission Local Plan has already been subject to SA. The SA work undertaken during earlier stages in the

plan preparation has been drawn upon to inform the findings of the work undertaken for the SA Addendum, as has the work undertaken for the SA Addendum of the strategic development locations (set out in Chapter 7).

Findings of the SA

- 6.13 Each of the four reasonable alternative options has been appraised against the 19 SA objectives. The findings are shown in **Appendix 4**. The table provides as accurate an assessment in terms of the SA scores and the potential significance of any effects as possible given that it is a high level assessment without detailed identification of sites.
- 6.14 The findings are summarised below in the form of a commentary to draw out the sustainability advantages and disadvantages for each reasonable alternative option in order to reach some conclusions about the most sustainable way to accommodate the additional development needed in the District.

Focusing additional growth at Bicester

- 6.15 Bicester is the smaller of the two main towns in Cherwell District, and it is the one that is closest to, and most influenced by, Oxford. It has experienced rapid growth over recent decades and as a result has had to address the challenges of providing sufficient services and facilities, including open space, for the expanding population, as well as increased traffic congestion. The town experiences net out-commuting, with Junction 9 of the M40 in close proximity to the south-west of the town, and the A34 leading into Oxford. Providing jobs that cater for the needs of residents will be important to achieve a better balance, and also to address deprivation issues that characterise some neighbourhoods in the town.
- 6.16 As an existing service centre and the second largest town in the District, there are significant sustainability advantages in focusing additional growth at Bicester. Apart from meeting housing need, additional development would help to deliver the services, facilities, jobs and infrastructure to sustain the town and help it to make the move towards being of a critical size where it has the potential to become less influenced by its larger neighbour in Oxford, and also larger settlements beyond, including London.
- 6.17 The town's employment areas and town centre are well located with respect to residential areas, offering opportunities for access without having to use the car, and additional growth is capable of reinforcing this balanced pattern. Nonetheless, additional traffic would be generated, with associated air pollution and greenhouse gas emissions.
- 6.18 Any large scale additional development would inevitably have to be on greenfield land, including potentially best and most versatile agricultural land. The town is perhaps less constrained than Banbury in terms of its landscape sensitivity and capacity, although this is not to suggest that there would not be landscape impacts from peripheral development. Bicester and its surrounding area has significant heritage interest, particularly to the north-east and the south-west including Chesterton village, the former airfield of RAF Bicester, the village of Stratton Audley, Wretchwick deserted medieval settlement, and Alchester Roman site. Additional development in these locations could have a significant impact on their historic character and setting.
- 6.19 There are ecological networks and pockets of ecological interest around Bicester, some of which is quite extensive to the north and east, although there is less obvious ecological interest elsewhere. Bicester is constrained by flood zones associated with the River Bure, which flooded as recently as 2013. However, there are large areas around the town without significant flood risk suggesting that there is scope to develop without significantly increasing flood risk to property.

Focusing additional growth at Banbury

- 6.20 Banbury is the largest town in Cherwell District. It is also more isolated than Bicester, and is therefore less influenced by Oxford and other larger settlements. It is of sub-regional importance, and has achieved a better balance than Bicester in terms of its economy, jobs, homes, services and facilities. Given the character and relatively balanced (albeit significant) growth of Banbury

over the years, there is the potential for further growth to reinforce these characteristics, and at the same time seek to address deprivation issues that are experienced in some wards.

- 6.21 Over recent years Banbury has become influenced by the opening of the M40, reducing its isolation and enabling commuting elsewhere, but, at the same time, attracting economic development to the town. The majority of the employment areas of the town are located to the north and east of the town centre on the side of Banbury where there is access to the M40 at Junction 11. For example, there are large strategic employment sites around Grimsbury to the east of the railway which, before the M40 was built, tended to define the eastern boundary of the town.
- 6.22 With the exception of housing associated with Grimsbury, the majority of residential development is in a north-south arc to the west of the town centre, meaning that the major employment areas are not well located for access by walking and other more sustainable modes of transport. However, locating new residential development on the eastern side of the town beyond the M40 Motorway to the east would be lead to development in an inaccessible location resulting from the severance of homes from the rest of the town. Banbury is the only location in the District where an AQMA is designated (along the A422 at Hennef Way, which links the town with the M40). The current configuration of the town, plus additional development, is likely to increase traffic and associated air pollution and greenhouse gas emissions.
- 6.23 Banbury does have some significant constraints to growth, including its topography. Additional development would be likely to lead to significant adverse effects if it were to take place on higher and more prominent land to the north and west of the town.
- 6.24 To the east of the town, the River Cherwell is associated with flood risk zones and flooding events although an Environment Agency flood alleviation scheme was introduced in 2012 to reduce this risk. It nonetheless forms an important landscape and ecological corridor that could be affected by inappropriate additional development. Although, there is ecological interest elsewhere around Banbury, much of the area immediately adjoining the urban boundary does not have significant interest, which suggests that development could be accommodated without significant adverse effects occurring on biodiversity. Given that additional development would be likely to be greenfield land, there is likely to be a loss of best and most versatile agricultural land.
- 6.25 Banbury also has significant historic interest, both associated with the town centre, and with land and settlements in close proximity to the town such as Hanwell, Wroxton (associated with Wroxton Abbey), Broughton (castle and park) and Adderbury, as well as several undeveloped areas surrounding the town that have heritage interest. It is unlikely that significant additional housing development could take place without having some significant effects, albeit indirect, such as on setting.

Focusing additional growth at Former RAF Upper Heyford

- 6.26 Former RAF Upper Heyford is a large site of approximately 500 hectares. It already has both residential and employment uses, and therefore there is an existing community which could act as the foundations for a larger settlement. The site already has planning consent for more than 1,000 additional dwellings (gross) and necessary supporting infrastructure, community and recreational facilities and employment opportunities, and the site was allocated in the Submission Local Plan (Policy Villages 5) as a means of securing the delivery of a lasting arrangement on the site.
- 6.27 Providing for additional development would further reinforce its character and function as a settlement in its own right, able to support a growing range of community services and facilities. However, these are unlikely to be on the scale of Banbury and Bicester suggesting that residents would still need to travel to these towns, and to Oxford, to meet all their needs. This could result in additional traffic and associated air pollution and greenhouse gas emissions.
- 6.28 Although previously developed, the site is of particular heritage interest, which is reflected in the whole airfield being designated as a Conservation Area. There is also heritage interest nearby associated with the villages of Upper Heyford, Lower Heyford, Fritwell, and Ardley, the Rousham, Lower Heyford and Upper Heyford Conservation Area (Rousham being a Grade I listed Park and Garden), and the Oxford Canal Conservation Area. Additional development at Former RAF Upper

Heyford has the potential to have a significant adverse effect on heritage, subject to design and mitigation considerations.

- 6.29 The site also has ecological interest, because of calcareous grassland, although a new development could offer opportunities to conserve the nature conservation interest as part of a management plan for the development proposals as a whole. The landscape of Former RAF Upper Heyford as a whole is considered to have medium or low capacity for additional development although parts of the site have the potential for development. The former airfield is not associated with flood risk.

Providing for some additional growth in the Rural Areas

- 6.30 With the exception of Kidlington, which is in the Green Belt, there are no large villages offering a wide range of services in the District. The villages tend to be characterised by a lack of affordable housing, out-commuting, and diminishing range of services. They nonetheless remain as very attractive places in which to live.
- 6.31 Kidlington is the smallest of the three urban areas in Cherwell District and an important employment location positioned in the Oxford Cambridge Arc. There are science and innovation industries close by at Begbroke Science Park and a significant commercial focus at Langford Lane next to London-Oxford Airport. In addition to being a key employment location for the District, the area has connections with the Oxford economy and has growth potential. The Local Plan supports a small scale review of the Green Belt to support local economic growth to be undertaken in Local Plan Part 2 and informed by work currently being undertaken in the Kidlington Framework Masterplan.
- 6.32 Providing for some additional development in the Rural Areas would help to cater for both demand and need. It would assist in providing local demand for local services, making them more viable, although it is likely that access will still be sought in the larger settlements, including Banbury, Bicester and Oxford, with associated traffic movements, air pollution and greenhouse gas emissions.
- 6.33 The Rural Areas are characterised by a patchwork of ecological interest, best and most versatile agricultural land, flood risk zones, and heritage interest, which give the villages and their surroundings their character. There will be opportunities to provide for additional development that avoids this interest, so long as the scale is commensurate with the villages concerned. It is unlikely that the Rural Areas could accommodate large scale development without significant effects on landscape character. A larger number of smaller developments are less likely to have localised effects, but the cumulative impacts are likely to be more noticeable, for example with respect to traffic on the rural roads. Small scale development is less likely to be able to deliver associated contributions to community services and facilities.

Conclusion

- 6.34 None of the reasonable alternative options shows significant sustainability advantages over the others:
- Banbury is the largest town in the District, with the greatest range of jobs, services and facilities, but it is constrained topographically, and by other environmental issues, which suggests that it can accommodate some of the additional growth but not too big a proportion.
 - Bicester is less constrained than Banbury, although it still has significant constraints such as heritage interest and best and most versatile agricultural land. Additional development may help the town achieve more of a critical size in terms of providing for a good range of services and facilities, but too rapid or too large a scale of growth could place the services, facilities and infrastructure of the town under strain.
 - Former RAF Upper Heyford is already a growing community with both homes and jobs, that could benefit from further growth in order to reach a size that allows residents to access services and facilities locally rather than having to travel elsewhere. However, significant additional development could compromise the heritage and ecological interest of the site if not carefully planned and designed.

- The villages of the Rural Areas need more homes and jobs to cater for both demand and need, and also to help provide support for the diminishing range of local services and facilities that they offer. However, people will continue to need to access larger settlements, such as Banbury, Bicester and Oxford, to meet their everyday needs and employment, so large-scale development in the Rural Areas is probably not sustainable and would harm landscape character.

- 6.35 The most sustainable solution is likely to be a balanced approach between all four of the reasonable alternative options, focusing initially on the two main towns particularly Bicester as it is less constrained than Banbury despite its smaller size, and then exploring the scope to deliver additional development at Former RAF Upper Heyford whilst respecting its heritage and ecological interest, and allowing for some additional development in the Rural Areas, but on a limited scale commensurate with the size, character and function of the villages concerned. This is reinforced by the Economic Analysis Addendum which shows that the Council's proposed modifications are well aligned in terms of the location of new housing and jobs and consistent with this approach. This would probably provide the greatest chance for the potential positive effects to be realised and to manage any potentially significant adverse effects. To place too much emphasis on any one option would increase the risks of failing to deliver the positive effects, whilst increasing the likelihood of significant adverse effects occurring.
- 6.36 This approach is reflected in revised Policy BSC1: District Wide Housing Distribution, which provides for 44% of housing growth (including completions, permissions, allocations and allowance for windfalls) to be in and around Bicester, 32% around Banbury, and 24% in the remainder of the District (of which nearly half will be at Former RAF Upper Heyford in accordance with the proposed Main Modifications to Policy Villages 5).
- 6.37 The detailed appraisal findings of the locations where development is planned to take place is addressed in the remainder of this SA Addendum.

7 Appraisal of additional strategic development locations

Introduction

- 7.1 This Chapter sets out the findings of the SA of the reasonable alternative strategic development locations for accommodating the additional housing and employment needs identified as being needed in the Borough for the extended Local Plan period until 2031. It builds upon the work undertaken for the original SA of the Submission Local Plan.
- 7.2 The reasonable alternative strategic development locations accord with the overall spatial strategy in the Submission Local Plan, which focuses development on the two main towns of Bicester and Banbury, plus provision for strategic development at Former RAF Upper Heyford. Potential strategic development locations that did not accord with the overall spatial strategy, including strategic development in rural areas or through the strategic release of Green Belt land were not considered to be reasonable alternatives.
- 7.3 The 2013 SA Report that accompanied the Submission Local Plan appraised both strategic development locations that were included in the plan, and strategic development locations that were not included, but were considered to be reasonable alternatives (set out in Annex C of the 2013 SA Report).
- 7.4 The SA work on strategic development locations for the SA Addendum has drawn on the SA work that has already been undertaken, and sought to be consistent in the appraisal judgements and findings. The following general principles were applied to identifying the reasonable alternatives for strategic development locations to accommodate the additional development required for the District.

Strategic Development Location principles for identifying reasonable alternatives to be subject to SA:

- Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which may now be required in order to deliver the increased level of growth needed in Cherwell District.
- Appraisal of new reasonable alternative strategic development locations that have not been subject to SA to date.
- Intensification of existing strategic development locations included in the Submission Local Plan, for example by increasing the density of development.
- Extensions to the land covered by the existing strategic development locations so that they are of a larger size.

Reasons for selecting the reasonable alternatives

- 7.5 In order to identify the reasonable alternative strategic development locations, Cherwell District Council provided LUC with the full list of potential site options that have been put forward through the Strategic Housing Land Availability Assessment (SHLAA) process, and the most recent call for sites undertaken from 13 June - 27 June 2014.
- 7.6 In accordance with the Spatial Strategy set out in paragraph A.11 of the Submission Local Plan (i.e. to direct most of the District's growth to locations within or immediately adjoining the main towns of Banbury and Bicester and the former RAF Upper Heyford base), only sites within or around Banbury, Bicester and the former RAF Upper Heyford were considered for the strategic development location options; this resulted in 197 sites (see Appendix 5). From this list, only

sites 3 hectares or larger were considered to be suitable as 'strategic' development locations, which should be able to provide at least 100 homes (assuming that approximately 35 dwellings per hectare could be achieved on average). The 85 sites that are 3 ha or larger were then considered against the reasonableness criteria (set out in Table 4.1).

- 7.7 Almost all of the sites complied with the reasonableness criteria (i.e. they are not within Flood Zones 2 or 3, the Cotswold AONB, international and national biodiversity designations, the wider countryside, and unlikely to cause substantial harm to designated heritage assets) and were therefore considered to be reasonable alternatives for strategic development locations. However, a number of the sites do lie within Minerals Consultation Areas, which was suggested as a reasonableness criterion in the SA Scoping Report. Cherwell District Council discussed this with Oxfordshire County Council who confirmed that they do not consider Minerals Consultation Areas should be a criterion for ruling sites out as 'unreasonable', as they are not an absolute constraint to development; instead the Minerals Consultation Area should be taken into consideration during appraisal of the site options.
- 7.8 A small number of sites did not fully comply with the reasonableness criteria as they either included some areas of high flood risk within the site boundary and/or included or are close to one or more designated heritage assets or a SSSI. However, in most cases, the flood risk zones, heritage assets and SSSIs did not cover the whole site and they were therefore still considered as reasonable alternatives, as development could potentially take place within the site without causing harm to the designated heritage assets and SSSIs (if adequate mitigation is designed into proposals), and could avoid the areas of high flood risk. It was therefore considered reasonable to appraise these alternatives in order to consider the potential significance of effects in more detail.
- 7.9 In addition to the reasonableness criteria, Cherwell District Council also advised that a number of the sites 3 ha or larger identified through the SHLAA did not need to be subject to SA as they are no longer available due to reasons such as already gaining planning permission.
- 7.10 Note that there are some sites that had been considered at earlier stages in the plan preparation, some of which were allocated in the Submission Local Plan, where neither CDC nor any developers/site owners are proposing material changes to the sites. These sites have been included in **Table 7.1**, but have not been subject to a full re-appraisal as nothing new is being considered for these sites. It has been noted in the table where relevant that the SA findings from the 2013 SA Report (Annex C) have been re-presented in this Addendum.
- 7.11 **Table 7.1** lists all the sites that are 3 ha or larger, whether or not they comply with the reasonableness criteria and/or if they are no longer available, and therefore shows which potential strategic development locations have been subject to SA as part of this SA Addendum.

Table 7.1: List of potential strategic development sites and conclusion reached about reasonable alternatives

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
RAF Upper Heyford				
UH1	Former RAF Upper Heyford (Policy Villages 5)	Yes, except for heritage assets - site covered by a RAF Upper Heyford Conservation Area, includes a number of Scheduled Monuments (Cold War structures)	Yes - as intensification of residential numbers.	498.20
UH004	Site within UH1/Policy Villages 5 boundary	Yes, except for heritage assets - site covered by a RAF Upper Heyford Conservation Area	Yes - as part of UH1 above.	22.69

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
N/A	Land abutting the south and eastern boundary of Former RAF Upper Heyford (includes UH002, UH003, UH005, UH006 and UH007)	Yes, except for heritage assets - site includes small part of the Rousham, Lower Heyford and Upper Heyford Conservation Area and is adjacent to the RAF Upper Heyford Conservation Area	Yes - as an extension to UH1.	90.90
UH002	Land north of Camp Road, RAF Upper Heyford	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area	Yes - assessed as part of Land abutting south and eastern boundary of Former RAF - as an extension to UH1.	3.13
UH003	Land at Upper Heyford	Yes, except for heritage assets - half of site covered by Rousham, Lower Heyford and Upper Heyford Conservation Area		17.22
UH005	Heyford Leys Caravan Park	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		3.21
UH006	Letchmere Farm	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		5.78
UH007	Land adjoining Leys Caravan Park	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		7.8
Banbury				
Reasonable alternatives for Residential				
BA66	Land South of Salt Way	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	134.7
BA362	South of Salt Way, Banbury	Yes, except for MCA: most of site sits within an MCA.	Yes - new housing sites put forward through recent Call for Sites Exercise, but all within boundary of larger site BA66. Assessed as part of BA66 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	18.74
BA370	Land at White Post Road, Banbury	Yes, except for MCA: most of site sits within an MCA.		17.63
BA368	Land at Wykham Park Farm, East of Bloxham Road, Banbury	Yes, except for MCA: the whole site sits within an MCA.		50.09
BA369	Land at Wykham Park Farm, North of Wykham Lane, Banbury	Yes, except for MCA: the whole site sits within an MCA.		32.39

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
BA312	Land North of Duke's Meadow Drive	Yes. Flooding: Only the western border of the site sits within FZs 2 and 3. MCA: Only the westernmost tip of the site, covering less than 5% of its total area, is covered by an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	83.40
BA367	Land north of Dukes Meadow Drive	Yes, not affected by any reasonableness criteria.	Yes - assessed as part of larger site BA312 above.	19.28
BA311	Land West of Southam Road	Yes, except for Flooding: Only the western border of the site sits within FZs 2 and 3.	Yes - as Extension of Banbury 2 northwards into Land West of Southam Road, including site BA359.	21.43
BA359	Land adjacent Hardwick Hill House and North of Hardwick Cemetery, Southam Road	Yes, not affected by any reasonableness criteria.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA311. Assessed as part of BA311 above	3.00
BA1	Bankside Phase 1	Yes, except for MCA: southern half of site lies within an MCA.	No - planning permission granted and development already commenced	75.10
BA308	Land at Crouch Farm, West of Bloxham Road	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	67.31
BA366	Land West of Bloxham Road, Banbury	Yes, except for MCA: whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA308. Assessed as part of BA308 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	18.33
BA69	Land at Crouch Hill	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	43.06
BA365	Land NE of Crouch Hill Farm adjoining Broughton Road, Banbury	Yes, except for MCA: most of site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA69. Assessed as part	10.56

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
			of BA69 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	
BA361	Land at Drayton Lodge Farm, Banbury	Yes, except for MCA: the whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	35.82
BA58	Land East of Southam Road	Yes, not affected by any reasonableness criteria.	No - site has planning permission for residential use.	27.67
BA356	Land North of Hanwell Fields (Policy Banbury 5)	Yes except for MCA: approximately two thirds of western part of the site sits within an MCA.	Yes - no material change being proposed by developers, so relied on site matrix for "Banbury 5" in Annex C of 2013 SA Report.	27.22
BA341	Bankside extension, Oxford Road, Bodicote (Policies Banbury 4 & 12)	Yes, except for MCA: most of site sits within an MCA.	Yes - BA341, BA373 and BA374 have almost the same boundary and were previously assessed as "Banbury 4" and "Banbury 12" in Annex C of 2013 SA Report. Now assessed as part of "Banbury 4 & 12 - Extension to Bankside Phase 2 & Relocation of the Football Club".	27.04
BA374	Land south of Bankside Option 2, Bodicote (Policies Banbury 4 & 12)	Yes, except for MCA: most of site sits within an MCA.		21.85
N/A	Land south of Bankside Phase 2 and immediately adjacent to Rugby club	Yes, except for MCA: most of site sits within an MCA.		27.03
BA98	West of Bretch Hill (Policy Banbury 3)	Yes, except for MCA: whole site sits within an MCA.	Yes - no material change being proposed by developers, so relied on site matrix for "Banbury 3" in Annex C of 2013 SA Report.	26.45
BA300	Canalside (Policy Banbury 1)	Partially, Flooding: Over 80% of the site is in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Yes - as reduction in housing numbers on existing site allocation (Banbury 1) (-250 dwellings).	24.47

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
BA310 a	Western portion of Banbury 2: Hardwick Farm	Yes, except for Flooding: Only the western border of the site sits within FZs 2 and 3.	Yes - as Intensification of western portion of Banbury 2 (90 residential units to 210).	17.75
BA358	Banbury AAT Academy Ruskin Road Banbury	Yes, except for MCA: The southern third of the site sits within an MCA	No - planning permission granted so site no longer available.	17.68
BA343	Land west Thornbury Rise, allotment gardens & Dover Ave	Yes, except for MCA: most of site sits within an MCA.	Yes - new housing site assessed in 2013 SHLAA, but almost same boundary as site BA371 so both appraised together.	15.45
BA371	Land adjoining Dover Avenue and Thornbury Drive, Banbury	Yes, except for MCA: whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but almost same boundary as site BA343 so both appraised together.	14.06
BA87	Milestone Farm, North of Broughton Road	Yes, except for MCA: approximately two thirds of site sits within an MCA.	Yes - promoted housing site, but also includes the smaller site BA377. Both sites were previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	14.71
BA377	Land at Milestone Farm	Yes, except for MCA: whole site sits within an MCA.		7.15
BA86	Land West of Grimsbury Reservoir	No - Flooding: The whole site sits either within FZ 2 or FZ 3.	No - in addition to flood risk, the site comprises an established and important green lung.	14.11
BA315	Land West of Warwick Road	Yes, except for MCA: most of site sits within an MCA.	No - it is an approved scheme so appraisal not needed.	12.28
BA350	SAPA, Noral Way	No - Flooding: The whole site sits either within FZ 2 or FZ 3.	No - not a reasonable alternative due to high flood risk, plus it already has planning permission for employment uses.	10.56
BA363	Ex Hella Manufacturing Site, Noral Way, Banbury	Yes, except for Flooding: Approximately 25% of the site sits within FZs 2 and 3, however, the significant areas of flood risk are confined to the western and southern orders of the site	Yes - new housing site put forward through recent Call for Sites Exercise.	10.30

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
BA70a	Horton Hospital	Yes, not affected by any reasonableness criteria.	No - Site is occupied by an existing hospital which is in use. Has not been promoted since 2006.	9.42
BA360	Land to the North of Broughton Road Banbury	Yes, except for MCA : whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	7.35
BO22	Land south of Bodicote	Yes, except for MCA : whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	5.42
BO6	Land south of Bodicote	Yes, except for MCA : whole site sits within an MCA.	No - Site already has planning permission	5.09
BA317	Land at Higham Way (Grundons and Cemex)	Yes, except for Flooding : Over 50% of the site is within FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Yes - housing site assessed in 2013 SHLAA.	3.22
BA316	Bolton Road	Yes, except for heritage assets : There is a Grade II* listed building on the western edge of the site, and the western, southern and eastern boundaries of the site are covered by the Banbury Conservation Area.	Yes - This site is allocated as Banbury 8 in the Submission Local Plan, which included residential provision as part of wider retail and leisure proposal without specific housing numbers. No material change being proposed by developers, so relied on site matrix for Banbury 8 in Annex C of the 2013 SA Report.	1.99
BA48	Land West of Southam Road & North of Alcan	No - Flooding : The whole site sits within FZs 2 and 3.	No - not a reasonable alternative due to high flood risk, plus it is an important employment site.	6.90
BA305	Hardwick Business Park	Yes, except for Listed Building : There is a Grade II* listed building in the centre of the site.	No - site is already in employment use.	6.27

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
N/A	Southam Road– residential use	Yes, not affected by any reasonableness criteria.	Yes	5.03
Reasonable alternatives for Employment				
BA307	Land West of the M40 Extension, and South of Overthorpe Road (includes part of Policy Banbury 6)	Yes. Flooding: Approximately 15% of the site sits within FZ3 and 20% FZ 2; however these areas are all concentrated around the southern boundary of the site, leaving the centre and northern half of the site free from significant flood risk.	Yes - only the area covered by the site called "Banbury 6" in Annex C of the 2013 SA Report re-appraised, but as part of the larger site now referred to as "Land West of the M40 Extension". The site called "BAN 10" in Annex C of the 2013 SA report was not re-appraised as that site is in a major industrial area subject to employment permissions and with no promotion for other uses.	78.70
N/A	Banbury 6: Land to west of M40 extension - Triangular parcel between the M40 to the east and railway line to the south	Partially. Flooding: Whole site covered in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Yes - as an extension to Policy Banbury 6 Employment Land West of M40	8.90
N/A	Area near Junction 11	Yes, not affected by any reasonableness criteria.	Yes - employment site promoted through Local Plan process.	66.91
N/A	Land East of the M40	Yes, not affected by any reasonableness criteria.	Yes - employment site promoted through Local Plan process.	13.62
N/A	Land adjacent to Power Park Ltd	Partially. Flooding: Whole site covered in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without	Yes - site promoted through Local Plan process.	4.38

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
		increasing flood risk elsewhere.		
N/A	Southam Road– retail and commercial use)	Yes, not affected by any reasonableness criteria.	Yes	5.03
Bicester				
Reasonable alternatives for Residential use				
BI200	Northwest Bicester (Policy Bicester 1)	Yes, except for Flooding : A very small percentage of the site is covered by FZs 2 and 3.	Yes - appraised in terms of increasing housing within the currently allocated area of Bicester 1, and also together with the Area to the west of Northwest Bicester Eco-town (see below), as an extension to Bicester 1.	390.21
N/A	Area to the west of Northwest Bicester Eco-town between B4030 to the south, M40 to the south west, Middleton Road to the north west and railway line to the north	Yes, except for SSSI : the Ardley Cutting & Quarry, a linear SSSI runs along the site's north eastern edge, and Heritage : the Aynho and Ashenden Railway Scheduled Monument also runs along the site's north eastern edge.		172.70
BI2	South East Bicester (Policy Bicester 12)	Yes, except for Flooding : The north eastern corner of the site is in FZs 2 and 3	Yes - appraised together as an extension and intensification of Site BI2 – South East Bicester (an increase of 600 units with extended site boundary).	155.91
BI227	South East Bicester	Yes, not affected by any reasonableness criteria.		131.03
N/A	Area north of A41 east of Bicester 12 (separate map sent)	Yes, not affected by any reasonableness criteria.		16.20
BI5	Former RAF Bicester (Policy Bicester 8)	Yes, except for Flooding : The easternmost tip of the site lies within FZ 2; however, the area at flood risk represents less than 1% of the total area of the site. Heritage : The site contains several scheduled Cold War Structures. MCA : Approx. 40% of the site (north eastern half) is covered by an MCA).	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for Bicester 8 in Annex C of the 2013 SA Report.	143.75
BI201	Graven Hill, MOD site (Policy Bicester 2)	Yes, not affected by any reasonableness criteria.	Yes - appraised together as an extension of BI201 Graven Hill MOD site, into BI211 to north, or limiting the extension to just site BI223 (slightly smaller boundary than BI211).	134.55
BI211	Land South of the A41 and north of Graven Hill	Yes, except for Flooding : Northern corner of the site lies within FZs 2 and 3.		16.55
BI223	Langford Park Farm, London Road, Bicester	Yes, not affected by any reasonableness criteria.		11.50

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
BI202	South West Bicester Phase 1	Yes, except for Flooding : A small waterway flows through the north eastern corner of the site. A very small percentage of the site is covered by FZs 2 and 3.	No - this is South West Bicester Phase 1 and already has planning permission.	117.77
BI44	Southwest Bicester Phase 2 (Policy Bicester 3)	Yes, not affected by any reasonableness criteria.	Yes – no material change being proposed by developers (minimal increase of 100 homes), so relied on site matrix for Bicester 3 in Annex C.	28.23
BI212	South and West of Caversfield	Yes, not affected by any reasonableness criteria.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based site matrix for BIC 5 in Annex C (including BI224, BI225, BI226), but SA findings checked against updated 2014 LSCA.	37.74
BI224	Fringford Road extended area Bicester	Yes, not affected by any reasonableness criteria.		17.61
BI225	Fringford Road Bicester	Yes, not affected by any reasonableness criteria.		3.42
BI226	Land Known at The Plain Caversfield	Yes, not affected by any reasonableness criteria.		10.39
BI230	Land north of Caversfield House, Bicester	Yes, except for Flooding : A small area of FZs 2 and 3 runs through the centre of the site (north-south).	Yes - potential new housing site considered through the SHLAA 2014.	28.94
BI31	Land North of Gavray Drive Bicester	Yes, except for Flooding : A waterway containing FZs 2 and 3 runs through the central third of the site.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	24.78
BI219	DE&S Caversfield/ Former DLO Caversfield	Yes, not affected by any reasonableness criteria.	No - planning permission granted so site no longer available.	11.40
BI203	Station Approach	Yes, except for Flooding : The northern border of the site lies within FZs 2 and 3.	No - in existing use as a car park, station forecourt and industrial estate.	6.76
BI70	Land South of Talisman Road	Yes, except for Flooding : The southern border of the site sits within FZs 2 and 3.	No - planning permission granted so site no longer available.	4.33
BI48	Land at Oxford Road	Yes, except for Flooding : The southern border of the site sits within FZs 2 and 3.	Yes - housing site promoted through the Local Plan process.	4.17
BI19	Bessemer Close/Launton Road	Yes, not affected by any reasonableness criteria.	Yes - site promoted through the Local Plan process.	3.35

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
N/A	Bignell Park	Yes, except for Flooding: A small section running through the centre (northwest to southeast) of the site sits within FZs 2 and 3, and Heritage: the site has two Scheduled Monuments in its eastern half and adjoins the Chesterton Conservation Area on its eastern boundary.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for BIC 11 in Annex C.	60
AM013	Ambrosden Poultry Farm	Yes, except for Heritage: Bicester Military Railway route runs adjacent to the site's western boundary.	Yes – potential extension to Graven Hill. Appraised in light of new housing need.	60.62
N/A	Land east of Chesterton	Yes, except for Heritage: The site has a Scheduled Monument in the centre of it and adjoins the Chesterton Conservation Area on its southern boundary.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for BIC 10 in Annex C, but SA findings checked against updated 2014 LSCA.	56.57
CH15	Land at Lodge Farm	Yes, except for Heritage: The site adjoins the Chesterton Conservation Area on its northern boundary, and there are a number of Scheduled Monuments to the east of the site.	Yes - site promoted through the Local Plan process.	40.00
ST2	Stratton Audley Quarry	Yes, except for SSSI: the Stratton Audley Quarry SSSI lies within the central area of the site representing approximately a quarter of the site area. Heritage: RAF Bicester Conservation Area and Scheduled Monuments are adjacent to the site's southern boundary.	Yes - site promoted through the Local Plan process.	39.00
CV001	Dymocks Farm	Yes, except for Heritage: RAF Bicester Conservation Area and Scheduled Monuments are near to the site's southern boundary, and Fringford Lodge Scheduled Monument is just to the north east of the site.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for BIC 7 in Annex C, but SA findings checked against updated 2014 LSCA.	50
N/A	Land at Mill Meadow	No - Flooding: The whole site sits within FZs 2 and 3.	No - not a reasonable alternative due to high flood risk.	3.62

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Site Area (ha)
Reasonable alternatives for Employment				
BI210	East of Bicester	Yes, except for Flooding: A large waterway containing both FZs 2 and 3 runs through the centre of the site (NE-SW) covering approximately 20% and 10% of the site, respectively. MCA: The northern tip of the site sits within an MCA.	Yes - extension (employment) of Bicester 11 North East Bicester Business Park, including 'Land North of the Allotments' and the 'Skimmingdish Lane Area'.	122.97
N/A	Extended North East Bicester Business Park	Yes, except for Flooding: An area of FZs 2 and 3 runs down the eastern boundary of the site (covering most of the extended area east of Bicester 11). Heritage: RAF Bicester Conservation Area and Scheduled Monuments are adjacent to the site's northwestern boundary.	Yes - appraised within same matrix as BI210 (East of Bicester) above.	16.80
N/A	West extension of Bicester 10 (includes site CH11 and Facenda Chicken Farm)	Yes, except for Flooding: The eastern half of the site is within FZ2, and a smaller area along the eastern border is also FZ3.	Yes - as an extension to Policy Bicester 10 Bicester Gateway (employment)	21.60
BI46	Bicester Business Park (Land to the East of the A41 - Oxford Road) (Policy Bicester 4)	Yes, except for Flooding: Approximately 40% of the site is covered by FZs 2 and 3.	Yes - no material change being proposed by developers, so relied on site matrix for Bicester 4 in Annex C of the 2013 SA Report.	27.36
N/A	Blooms of Bressingham, Garden Centre Area (potential extension to Bicester 4)	No - Flooding: The whole site sits within FZs 2 and 3.	No - not a reasonable alternative due to high flood risk.	3.54

Approach to the appraisal

- 7.12 Each reasonable alternative strategic development location was appraised against the SA Framework using the following assumptions. The detailed appraisal matrices for each reasonable alternative strategic development location at Banbury, Bicester and the Former RAF Upper Heyford site are presented in **Appendix 5**.

Assumed characteristics of strategic developments

- 7.13 A number of the strategic development locations were appraised as part of the reasonable alternatives assessment stage undertaken in October 2013 and presented within Annex C of Environ's 2013 SA Report. At that stage, the reasonable alternatives were appraised on a 'policy-neutral' basis prior to their selection and allocation in the Submission Local Plan. Therefore, the policy requirements set out in the Submission Local Plan were not yet taken into account within

the appraisal matrices, and various recommendations for mitigation of potential negative effects and enhancement of potential negligible and positive effects were recorded within the appraisal matrices.

- 7.14 In order to enable the appraisal of the reasonable alternative strategic development locations to be carried out in a consistent way and on a policy-neutral basis, LUC used the assumptions set out in the SHLAA (for urban extensions/free standing development) regarding what types of development might be delivered on each site, as shown below. For a small number of the strategic development locations, the assumptions relating to sites in suburb or town centre locations were used.

Urban Extension / Free Standing Development – Up to 1000 dwellings (up to 50 ha)

- 20 dwellings per hectare (dph) assuming:
 - commercial and employment uses
 - local centre / social uses
 - primary school
 - sports facilities
 - formal and informal open space / amenity space / play areas
 - distributor roads only
 - no specific constraints

Urban Extension / Free Standing Development - Over 1000 dwellings (over 50 ha)

- 15 dph assuming:
 - commercial and employment uses
 - local centre / social uses
 - primary school
 - secondary school
 - sports facilities
 - formal and informal open space / amenity space / play areas
 - perimeter or other major access road as well as distributor roads
 - no specific constraints

Banbury, Bicester and Kidlington Suburbs

- 45 dph assuming:
 - no commercial
 - 2 storey residential
 - 100% houses
 - 200% parking
 - amenity space
 - Local Area of Play
 - no specific constraints

Banbury and Bicester Town Centres

- 150 dph assuming:
 - commercial ground floor
 - 3 storey residential over
 - 100% flats
 - 100 % parking on site
 - no amenity space
 - no Local Areas of Play
 - no specific constraints

- 7.15 For those sites being considered as strategic employment locations only, the assumption was only that a range of B class uses could be delivered (except for a few of the allocated sites in the Submission Local Plan where specific uses e.g. town centre uses or retail were identified).

Use of previous SA work in the 2013 SA Report

- 7.16 Where the reasonable alternative strategic development locations were already appraised within Annex C of the 2013 SA Report, the relevant matrices were used as a starting point for the re-appraisal of these same locations as potential options for locating the additional housing now required for the District. If no relevant appraisal matrix was prepared for a site in the 2013 SA Report, LUC prepared a new appraisal matrix but in both instances, LUC has tried as much as possible to take a consistent approach to the way sites were appraised in Annex C of the 2013 SA Report. For example through the use of the same baseline information (and any relevant updates, including the Landscape Sensitivity and Capacity Assessment (July 2014)¹³, the Strategic Flood Risk Assessment (July 2014)¹⁴), assumptions regarding significance of effects (as described in the justification), and recommendations for mitigation and/or enhancement measures.
- 7.17 Note that there are some sites where neither CDC nor any developers/site owners are proposing material changes to the sites. These are highlighted in pale green in the top row of **Tables 7.2** and **7.4**. For these sites, the SA scores from the assessment of those sites undertaken in the 2013 SA Report (Annex C) have been re-presented in the tables. No score was given for the SA objectives relating to housing and employment (1, 17 and 18) in the matrices in Annex C of the 2013 SA Report, because at that stage, an assumption was made that all potential strategic sites will help to meet housing, employment and/or town centre needs and therefore it was not considered necessary to test against SA objectives 1, 17, and 18 (as they would all generate the same level of positive effects).
- 7.18 However, in the current work for the SA Addendum, a distinction has been made for all reasonable alternative sites between a minor positive effect for SA objective 1 (homes) for sites that could deliver up to 400 homes, and a significant positive effect for those sites that could provide more than 400 homes. Similarly, where a site is likely to provide for a large amount and range of employment uses then a significant positive effect has been identified for SA objectives 17 (employment) and 18 (economy), with a minor positive effect for a smaller amount or range of uses. Sites over 50 hectares have been assumed to have a significant positive effect on SA objectives 17 and 18, and a minor positive effect for sites less than 50 hectares.
- 7.19 A new judgement for these three SA objectives has therefore been added to those sites highlighted in green in Table 7.2, based on the number of homes and provision of employment land set out in the relevant policy within the Submission Local Plan (i.e. Policy Banbury 3, Policy Banbury 5 and Policy Banbury 8). For the Bicester sites in Table 7.4, a judgement for these three SA objectives has been added based on the number of homes and provision of employment land either set out in the relevant policy within the Submission Local Plan (i.e. Policy Bicester 3), or according to the SHLAA assumptions relevant to the size of the site (for those sites that were not included in the Submission Local Plan, i.e. BIC 5, BIC 7, BIC 10, BIC 11, BI31). Where these sites have been covered in the updated LSCA (December 2013 and July 2014), the SA findings for SA objective 11 (landscape and heritage) were also checked against the updated landscape capacity assessments, however, no scores needed to be changed.

Updates made to SA matrices in this Submission SA Addendum

- 7.20 Following the consultation on the Proposed Main Modifications and the Draft SA Addendum (August 2014), a number of edits were made to the appraisal matrices in **Appendix 5**, to address minor inconsistencies between site appraisals. In a few places, these edits resulted in changes to SA scores. However, only a small number of these related to changes from or to a significant score, and these are summarised at the end of Appendix 5. These revised scores have been amended where relevant in **Tables 7.2-7.6**. Text in the following sections has also been updated to reflect any changes to or from significant effects.

¹³ WYG (July 2014) *Cherwell District Council, Banbury and Bicester Landscape Sensitivity and Capacity Assessment Addendums, Final Draft* and Upper Heyford Landscape Sensitivity and Capacity Assessment

¹⁴ URS (July 2014) *Level 2 SFRA Second Addendum*

Findings of the SA

- 7.21 The following sections report on the findings of the SA work undertaken on all the reasonable alternative strategic development locations where additional development could be accommodated. The findings are summarised by town starting with Banbury, then Bicester and Former RAF Upper Heyford. Tables are presented summarising the SA scores for each SA objective for each reasonable alternative, showing where sites would be considered to result in significant effects (whether positive or negative) as well as more minor or uncertain effects.
- 7.22 It should be noted that, although the Submission Local Plan provided more detail on the delivery of some of these strategic development locations, and some of the stakeholders promoting alternative sites provided their own detailed assessments and proposals, all the sites were appraised on the same 'policy-neutral' basis using the assumptions above. This was in order to ensure that all reasonable alternatives for locating the additional development required were appraised in a consistent and systematic manner. (The following chapter in this SA Addendum presents the SA findings of the proposed Main Modifications relating to allocated sites and potential new site allocations, which take into account the specific mix and quantum of development proposed at each site, along with the measures required that could help to mitigate potential sustainability effects.)

Strategic development locations at Banbury

Reasonable alternatives for strategic housing development at Banbury

*A map of all the reasonable alternative strategic housing development locations that have been considered at Banbury is shown in **Figure 7.1**. Note that table 7.2 includes residential sites and some mixed use sites where a residential element has been proposed. The appraisal matrices for each site are presented in **Appendix 5**. **Table 7.2** summarises the predicted effects for each SA objective. **Significant positive effects***

- 7.23 A number of **potential significant positive effects** were identified in relation to eight of the SA objectives. All of the sites would make a positive contribution to the new District housing requirement and therefore have a positive effect on SA objective 1 (**provision of homes**), but eleven out of the 20 sites appraised would have a significant positive effect, as they would be more likely to make a significant contribution to the new District housing requirements by providing more than 400 homes. Six of those same eleven sites and two others would also have a significant positive on SA objective 7 (**accessibility to facilities and services**), either because they are close to the town centre (e.g. Banbury 1 Canalside and Banbury 8) and/or they are large enough to ensure that a number of new facilities and services would be provided as part of the new development.
- 7.24 One site that was appraised in the 2013 SA Report (Banbury 10: Bretch Hill Regeneration Area) was found to have a significant positive effect on SA objective 5 (**reducing crime**) as it would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime. The Banbury 10: Bretch Hill Regeneration Area site was also found to have a significant positive effect on SA objective 6 (**vibrant communities**) because it would provide the opportunity to improve residential amenity and sense of place and improve satisfaction of people with their neighbourhoods.
- 7.25 The five sites within the existing urban area are identified as having a significant positive effect on SA objective 8 (**efficient use of land**) as they are brownfield sites that would be re-developed, rather than the remaining sites around the edge of Banbury, which are all greenfield sites.
- 7.26 Four sites (Banbury 1/BA300, Banbury 8/BA316 BA317 and Southam Road) are identified as having significant positive effects on SA objective 9 (**air quality**), as there is potential for good connectivity given their locations and range of existing, uses nearby, which would limit the need to travel.
- 7.27 In relation to SA objective 12 (**reducing road congestion and pollution**), four sites within or near to the town centre (Banbury 8, Banbury 1/BA300, BA317 and Southam Road) scored a significant positive effect due to the potential to help to reduce distances to travel to work and would encourage use of sustainable transport modes such as walking, cycling and public transport. The same four sites (Banbury 8, Banbury 1/BA300, BA317 and Southam Road) are identified as likely to have a minor positive effect on SA objective 9 (**air quality**) as their location

close to or within the town centre, would be likely to promote walking and cycling and reduce the need to travel, and there is potential for good connectivity given the proximity to Banbury railway station and the range of existing, uses nearby, which would limit the need to travel.

- 7.28 Finally, five of the alternatives (Banbury 2 extension/BA311, Banbury 2 intensification/BA310, BAN 4/BA66, Land at Crouch Farm/BA308 and BAN 9/BA312) are likely to have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough that the residential development planned within the site would require new community facilities and local services, all of which will generate long term employment and training opportunities in the area, in addition to construction of the site, which would create a significant number of jobs in the short to medium term.

Minor positive effects

- 7.29 A number of sites would also have minor positive effects on a number of the objectives including SA objectives: 3 (**health and wellbeing**) due to the potential to maintain existing or provide new recreational facilities as part of the new development; 4 (**poverty and social exclusion**) where redevelopment of the site would contribute to regeneration and provision of services, and job opportunities; 5 (**crime**) again where regeneration of an area could reduce levels of crime; 7 (**accessibility**), 9 (**air quality**) and 12 (**road traffic**) due to proximity to the town centre and existing services and facilities, which could also reduce the need to travel by car and encourage sustainable transport modes; 10 (**biodiversity**) due to a lack of national or local designated sites located on the site, medium or low ecological sensitivity and no important habitats are located on the site, therefore development of these sites could reduce pressure elsewhere of development on sites of greater biodiversity sensitivity; 11 (**landscape and heritage**) where sites have been assessed as having medium or low sensitivity and/or little or no cultural heritage interest; 17 (**employment levels**) and 18 (**economic growth**) as they would generate some employment and training opportunities; and 19 (**tourism**) mainly for the sites near the town centre as the regeneration of these sites would provide improved facilities and an improved sense of place, which would enhance the attractiveness of the town centre to visitors. In addition, the relocation of the Banbury Football Club to the land south of Bankside may also have a minor positive effect on this objective.

Significant negative effects

- 7.30 **Significant negative effects** were only identified in relation to two SA objectives: 8 (**efficient use of land**) due to 14 of the sites being greenfield land, and SA objective 11 (**landscape and heritage**) due to eight of the sites having low or low-medium capacity to accommodate development in terms of landscape and visual sensitivity and/or the potential to adversely affect one or more heritage assets within or near the site. These six sites are clustered in the north (Banbury 2/BA311, Banbury 2/BA310 and BA312), west (BA360, BA87 and BA69) and south west (BA308 and BA66) of Banbury where landscape capacity has been assessed as low or medium-low.

Minor negative effects

- 7.31 A number of minor negative effects were also identified in relation to most of the environmentally focused SA objectives: 2 (**flooding**), 8 (**efficient use of land**), 10 (**biodiversity**) and 11 (**landscape and heritage**).
- 7.32 Only two sites to the north of Banbury have small areas within the higher risk flood zones 2 and 3 (BA310, BA363), while the rest of the sites within and around Banbury are unlikely to be affected by flooding or increase flood risk elsewhere. A minor negative effect for site BA363 in relation to efficient use of land is due to the fact that some of the site is previously developed, whereas the rest of it is Grade 3a agricultural land. Three of the sites to the south west of Banbury (BA69, BA66 and BA308) were identified with potential for a minor negative effect on biodiversity due to the proximity of the Proposed Local Wildlife Site (The Saltway), and also the presence of small areas of BAP priority habitat within these sites. In addition, site BA312 to the north of Banbury could also have a minor negative effect on biodiversity due to an area of BAP priority habitat (lowland mixed deciduous woodland) located in the north west of the site. Four sites to the west of Banbury could have a minor negative effect on landscape character, as they are assessed as having medium capacity to accommodate residential and/or employment development. One site in the town centre (Banbury 8) could have an adverse effect on heritage assets as it is located

within the Banbury Conservation Area, there is a listed building in the western part of the site and it contributes to the historic town centre core.

- 7.33 Minor negative effects on SA objective 6 (vibrant communities) were identified for nine sites, generally due to their proximity to sources of noise (e.g. M40, A4260, Broughton Road and/or the railway line) and the likelihood for noise to potentially cause concern for residents.
- 7.34 A number of **uncertain effects** were also identified for all of the sites, particularly in relation to SA objectives 6 (**vibrant communities**), 13 (**resource use**), 14 (**waste**), 15 (**water resources**) and 16 (**energy efficiency**), as well as 9 (**air quality**) and 12 (**road traffic**) generally because the achievement of these objectives will depend on policy requirements and how well sustainable design, construction and transport measures are implemented as proposals are put forward.

Table 7.2: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Banbury

SA objective	Banbury 1 (BA300 - Reduction)	Banbury 2 (BA311 - Land West of Southam Road, including BA359)	Banbury 2 (BA310 - Intensification)	Banbury 3 (BA98)	Banbury 4 & 12 Extension (BA341, BA373 & BA374)	Banbury 5 (BA356)	Banbury 8 (BA316)	BAN 4 (BA66, including BA362, BA 368, BA369, BA370))	Land at Crouch Farm (BA308 including BA366)	Land at Crouch Hill (BA69, including BA365 and BA378)	BAN9 (BA312, including BA367)	NEW (BO22)	NEW (BA317 - Land at Higham Way (Grundons and Cemex))	NEW (BA87, including BA377)	NEW (BA363)	NEW (Southam Rd Retail Park - residential use)	NEW (BA360)	NEW (BA343, including BA371)	NEW (BA361)
1. Homes	++	++	+	++	++	++	+	++	++	++	++	+	+	+	+	++	+	+	++
2. Flooding	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0
3. Health and well-being	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+
4. Poverty and social exclusion.	+	?	?	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+
5. Crime	+	?	?	?	?	?	+	?	?	?	?	?	+	?	+	+	?	?	?
6. Vibrant communities	?	?	?	?	?	?	?	?	?	?	?	?	-	?	?	?	?	?	?
7. Accessibility	++	++	++	+	+	+	++	++	++	+	++	+	+	+	+	++	?	+	+
8. Efficient land use	++	--	--	--	--	--	++	--	--	--	--	--	++	--	-	++	--	--	--
9. Air quality	++	?	?	?	+	?	++	?	?	?	?	+	++	?	?	++	?	?	?
10. Biodiversity	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	+	+	+	+
11. Landscape and heritage	+	--	--	-	+	-	-	--	--	--	--	+	+	--	+	+	--	-	-
12. Road traffic	++	?	?	?	+	?	++	?	?	?	?	+	++	?	?	++	?	?	?
13. Resource use	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

SA objective	Banbury 1 (BA300 - Reduction)	Banbury 2 (BA311 – Land West of Southam Road, including BA359)	Banbury 2 (BA310 - Intensification)	Banbury 3 (BA98)	Banbury 4 & 12 Extension (BA341, BA373 & BA374)	Banbury 5 (BA356)	Banbury 8 (BA316)	BAN 4 (BA66, including BA362, BA 368, BA369, BA370))	Land at Crouch Farm (BA308 including BA366)	Land at Crouch Hill (BA69, including BA365 and BA378)	BAN9 (BA312, including BA367)	NEW (BO22)	NEW (BA317 - Land at Higham Way (Grundons and Cemex))	NEW (BA87, including BA377)	NEW (BA363)	NEW (Southam Rd Retail Park – residential use)	NEW (BA360)	NEW (BA343, including BA371)	NEW (BA361)
14. Waste	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15. Water quality and quantity	0	0	0	0	0	0	0	0	0	?	?	0	0	?	?	0	?	?	?
16. Energy efficiency	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
17. Employment levels	+	++	++	+	+	+	+	++	++	+	++	+	+	+	+	+	+	+	+
18. Economic growth	+	++	++	+	+	+	+	++	++	+	++	+	+	+	+	0	+	+	+
19. Tourism	+	0	0	0	+	0	+	0	0	0	0	0	+	0	0	+	0	0	0

Reasonable alternatives for strategic employment development at Banbury

- 7.35 **Figure 7.1** also shows the reasonable alternative strategic employment development locations that have been considered at Banbury. The appraisal matrices for each site are presented in **Appendix 5. Table 7.3** summarises the predicted effects for each SA objective. All of the sites are either near the town centre or around the eastern edge of Banbury, along the M40 and adjacent to existing employment locations.

Significant effects

- 7.36 Two of the reasonable alternative strategic employment development locations (Southam Road, and Area near Junction 11) would have **potential significant positive effects**. Southam Road would be likely to have significant positive effects on SA objectives 7 (**access**), 8 (**efficient use of land**) due to its proximity to the town centre and existing facilities, and being a brownfield site, and also on SA objectives 9 (**air quality**) and 12 (**road traffic**) as the site would help to promote sustainable transport as it is close to the town centre and Banbury railway station. Southam Road would also be likely to have significant positive effects on SA objective 12 (Area near Junction 11 would have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because it is a large site and would generate long term employment and training opportunities in the area, in addition to construction of the sites, which would create a significant number of jobs in the short to medium term. All other sites would also contribute to employment opportunities but on a smaller scale.
- 7.37 Only two of the reasonable alternative strategic employment development locations (Land East of the M40 and the Area near Junction 11) would have a **potential significant negative effect**, both on SA objective 8 (**efficient use of land**) as they are both large greenfield sites. While none of the sites are likely to have a significant negative effect on landscape character, the minor negative effect identified for Area near Junction 11 is uncertain, because while it is assessed as having medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 the LSCA highlighted that it would be beneficial in landscape and visual terms if development was prevented from encroaching on the valley sides.¹⁵ In addition, development of the Area near Junction 11 could have a significant effect in that it breaches the 'boundary' to the expansion of Banbury eastwards previously demarcated by the M40.

¹⁵ WYG (July 2014) Banbury Landscape Sensitivity and Capacity Assessment, Final Draft

Table 7.3: Summary of SA Scores for reasonable alternative strategic employment development locations at Banbury

SA objective	Banbury 6 (Land to west of M40 - Extension)	BAN 7 (Land East of the M40)	NEW (Area near Junction 11)	NEW (Land adjacent to Power Park Ltd – Rail infrastructure)	NEW (Southam Rd Retail Park – retail with commercial uses)
1. Homes	0	0	0	0	0
2. Flooding	-	-	-	-	0
3. Health and well-being	?	?	?	0	?
4. Poverty and social exclusion	?	+	?	0	?
5. Crime	?	?	?	+	+
6. Vibrant communities	?	?	?	?	?
7. Accessibility	+	-	-	+	++
8. Efficient land use	-	--	--	0	++
9. Air quality	+	?	?	+	++
10. Biodiversity	+	+	+	+	+
11. Landscape and heritage	+	+	-?	-	+
12. Road traffic	+	?	?	+	++
13. Resource use	?	?	?	?	?
14. Waste	?	?	?	?	?
15. Water quality and quantity	-	-	0	0	0

SA objective	Banbury 6 (Land to west of M40 - Extension)	BAN 7 (Land East of the M40)	NEW (Area near Junction 11)	NEW (Land adjacent to Power Park Ltd – Rail infrastructure)	NEW (Southam Rd Retail Park – retail with commercial uses)
16. Energy efficiency	?	?	?	?	?
17. Employment levels	+	+	++	+	+
18. Economic growth	+	+	++	+	+
19. Tourism	0	0	0	0	+

Strategic development locations at Bicester

Reasonable alternatives for strategic housing development at Bicester

- 7.38 A map of all the reasonable alternative strategic housing development locations that have been considered at Bicester is shown in **Figure 7.2**. The appraisal matrices for each site are presented in **Appendix 5. Table 7.4** summarises the predicted effects for each SA objective.

Significant effects

- 7.39 A number of **potential significant positive effects** were identified in relation to eight of the SA objectives. All of the sites would make a positive contribution to the new District housing requirement and therefore have a positive effect on SA objective 1 (**provision of homes**), but 13 out of the 16 sites appraised would have a significant positive effect, as they would be more likely to make a significant contribution to the new District housing requirements by providing more than 400 homes.
- 7.40 Six of the sites are likely to have a **significant positive effect** on SA objective 7 (**accessibility to facilities and services**), either because they are close to the town centre (e.g. BI48 and BI19) and/or they are large enough to ensure that a number of new facilities and services would be provided as part of the new development. However, one site that was appraised in the 2013 SA Report (BIC 7/CV1) is likely to have a **significant negative effect** on this objective because the site is located to the north of Caversfield which is a village with limited services and facilities to accommodate a strategic site allocation.
- 7.41 Two of the site options (Bicester 8/BI5, and BI19) are likely to have a **significant positive effects** on SA objective 8 (**land use**) as there are a previously developed sites. However, **potential significant negative effects** have been identified for most of the other site options because they are on greenfield land and comprise at least some high quality agricultural land (e.g. Grade 3 or above). A minor rather than significant negative effect is likely for three sites including: BI31 and CH15 as, although BI31 is a greenfield site, the land is relatively poor quality (Grade 4 agricultural land), whereas the majority of the CH15 is currently not previously developed and the site is within Grade 4 agricultural land. Alternatively, site ST2 comprises an area of former quarrying with land that is being naturally regenerated with pioneer species and the regenerated land can be just as important as greenfield.
- 7.42 One site (ST2) is likely to have a **significant negative effect** on SA objective 7 (**accessibility to facilities and services**) as the site is approximately 2.5 - 3 km north of Bicester and is physically separate from Bicester and from Caversfield, and is also separate from the village of Stratton Audley. Therefore, even though development of the site could provide some new services and facilities, most new residents are likely to be dependent on private cars to access existing facilities in the town.
- 7.43 Three sites (BI31, BI48 and BI19) are likely to have a **significant positive effect** on SA objectives 9 (**air quality**) and 12 (**transport**) as the sites would provide relatively easy access to services and facilities, including via existing sustainable transport links. The sites' location and range of uses in the area could help reduce the distance to travel to work and enable the use of sustainable transport modes.
- 7.44 Four of the site options (Bicester 12/BI2, BIC 11/, BI31 and ST2) could have a **significant negative effect** on SA objective 10 (**biodiversity**) as there are known biodiversity features within close proximity of the sites that could be affected by development. Two of these sites (BIC 11 and ST2) as well as BIC 5/BI212, could also have a significant negative effect on SA objective 11 (**landscape and heritage**) as they are within close proximity of heritage features that could also be affected by development.
- 7.45 One site, Bicester 1/BI200, could have a **significant positive effect** on SA objective 16 (**energy efficiency**) as the site would be large in size and could accommodate a district heating system. The implementation of community renewable energy generating systems would also be possible.
- 7.46 Finally, eight of the alternatives (Bicester 1/BI200, Bicester 2/BI201, Bicester8/BI5, Bicester 12/BI2, BIC 7/CV1, BIC 10, AM013 and BIC 11) are likely to **have significant positive effects** on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough that the residential development planned within the site would require new community facilities and local services, all of which will generate long term employment and training

opportunities in the area, in addition to construction of the site, which would create a significant number of jobs in the short to medium term.

Table 7.4: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Bicester

SA objective	Bicester 1 (BI200 – extension and intensification)	Bicester 2 (BI201 – extension into BI211 or BI222)	Bicester 3 (BI44)	Bicester 8 (BI5)	Bicester 12 (BI2 – extension & intensification)	BIC 5 (BI212)	BIC 7 (CV001 Dymocks Farm)	BIC 10 (Land east of Chesterton)	BIC 11 (Bignell Park)	BI31 (Land North of Gavray Drive)	NEW (BI230)	NEW (BI48)	NEW (BI19)	NEW (CH15)	NEW (ST2)	NEW (AM013 Ambrosden Poultry Farm)
1. Homes	++	++	++	++	++	++	++	++	++	+	++	+	+	++	++	++
2. Flooding	0	?	0	0	-	0	0	0	-	-	-	-	0	-	0	0
3. Health and well-being	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
4. Poverty and social exclusion	+	+	+	?	+	+	+	+	?	+	+	+	+	+	+	+
5. Crime	?	?	?	+	?	?	?	?	?	?	?	?	?	?	?	?
6. Vibrant communities	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
7. Accessibility	++	++	+	+	++	+	--	?	-	++	+	++	++	-	--	+
8. Efficient land use	--	+	--	++	--	--	--	--	--	-	--	--	++	-	-	--
9. Air quality	+	?	+	+	?	?	?	+	-	++	?	++	++	-	?	?
10. Biodiversity	-	-	+	-	--	+	+	-	--	--	+	+	+	+	--	+
11. Landscape and heritage	+	+	+	?	-	--	?	-	--	+	+	+	+	-	--	-
12. Road traffic	+	?	+	+	?	?	?	+	-	++	?	++	++	-	?	?
13. Resource use	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
14. Waste	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15. Water	+	-	?	0	?	?	?	?	?	?	-	0	?	?	?	?

SA objective	Bicester 1 (BI200 – extension and intensification)	Bicester 2 (BI201 – extension into BI211 or BI222)	Bicester 3 (BI44)	Bicester 8 (BI5)	Bicester 12 (BI2 – extension & intensification)	BIC 5 (BI212)	BIC 7 (CV001 Dymocks Farm)	BIC 10 (Land east of Chesterton)	BIC 11 (Bignell Park)	BI31 (Land North of Gavray Drive)	NEW (BI230)	NEW (BI48)	NEW (BI19)	NEW (CH15)	NEW (ST2)	NEW (AM013 Ambrosden Poultry Farm)
quality and quantity																
16. Energy efficiency	++	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
17. Employment levels	++	++	+	++	++	+	++	++	++	+	+	+	+	+	+	++
18. Economic growth	++	++	+	++	++	+	++	++	++	+	+	+	+	+	+	++
19. Tourism	+	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Reasonable alternatives for strategic employment development at Bicester

7.47 **Figure 7.2** also shows the three reasonable alternative strategic employment development locations that have been considered at Bicester. The appraisal matrices for each site are presented in **Appendix 5. Table 7.5** summarises the predicted effects for each SA objective. Three reasonable alternative strategic employment development locations have been considered at Bicester. All three sites represent allocations in the Submission Local Plan on the edges of Bicester. Two of the sites are potential extensions to current allocations in the Submission Local Plan (Bicester 10: Bicester Gateway Business Park in the south and Bicester 11: North East Bicester Business Park in the north east).

Significant effects

- 7.48 Two of the strategic employment development locations (West extension of Bicester 10: Bicester Gateway, and BI210 including Extension to Bicester 11) would have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large sites (taking into account the existing allocated boundary plus the potential extension) and would generate long term employment and training opportunities in the area, in addition to construction of the sites, which would create a significant number of jobs in the short to medium term. No other significant positive effects were identified, but all three sites would be likely to have minor positive effects on SA objectives 9 (**air quality**) and 12 (**road traffic**) as their development is close to existing local centres or in the case of the Bicester 10 extension is close to the new development at South West Bicester Phase 1 and accessible by means of National Cycle Route 51. All sites have minor positive effects in relation to SA objective 7 (**accessibility to facilities and services**), due to the sites being located close to existing services and facilities, or development of the sites for employment uses being able to improve accessibility to employment for existing residents, and some of the employment uses potentially including community services and facilities. Bicester 4 also has minor positive effects on SA objectives 10 (**biodiversity**) and 11 (**landscape and heritage**), due to the site's lack of habitat diversity and few varied landscape features having been 'penned in' by the road network, existing retail to the north and south and railway line to the east. Consequently, the development of Bicester 4 would reduce pressure on other more, valuable greenfield sites. The Bicester 11 extension has potential for good connectivity and use of sustainable transport modes given the site's location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route. Bicester 4 also has minor positive effects on SA objective 4 (**poverty and social exclusion**) due to its potential to contribute to improving the area within which it is located and maintaining existing low levels of deprivation.
- 7.49 Only the Bicester 11 proposed extension site (BI210) would have **potential significant negative effects**, both on SA objective 8 (**efficient use of land**) as it is a large greenfield site and SA objective 11 (**landscape and heritage**), as the wider extended site was identified in the LSCA as having low capacity for employment development.¹⁶ However, the area within site BI210 covered by the current Bicester 11 allocation in the Submissions Local Plan was assessed in the 2013 Bicester Landscape Sensitivity and Capacity Assessment¹⁷ as having a high capacity for employment and residential development.

¹⁶ WYG (July 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

¹⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Table 7.5: Summary of SA Scores for reasonable alternative strategic employment development locations at Bicester

SA objective	Bicester 4 (BI46)	NEW (West extension of Bicester 10: Bicester Gateway)	BI210 including Extension to Bicester 11
1. Homes	0	0	0
2. Flooding	-	-	-
3. Health and well-being	?	?	?
4. Poverty and social exclusion	+	?	?
5. Crime	?	?	?
6. Vibrant communities	?	?	?
7. Accessibility	+	+	+
8. Efficient land use	-	-	--
9. Air quality	+	+	+
10. Biodiversity	+	-	-
11. Landscape and heritage	+	?	--
12. Road traffic	+	+	+
13. Resource use	?	?	?
14. Waste	?	?	?
15. Water quality and quantity	-	-	-
16. Energy efficiency	?	?	?
17. Employment levels	+	++	++
18. Economic growth	+	++	++
19. Tourism	?	0	0

Strategic development locations at Former RAF Upper Heyford

7.50 A map of the two broad reasonable alternative strategic housing development locations that have been considered at the Former RAF Upper Heyford site is shown in **Figure 7.3**. The appraisal matrices for each site are presented in **Appendix 5. Table 7.6** summarises the predicted effects for each SA objective.

Significant effects

- 7.51 A number of **potential significant positive effects** were identified for both the intensification of housing provision on the existing allocated site and the provision of homes on the extension site into land abutting the south and eastern boundary of Former RAF Upper Heyford. Both options would make a significant contribution to the new District housing requirement and therefore have a significant positive effect on SA objective 1 (**provision of homes**).
- 7.52 Both options are likely to have a **significant positive effect** on SA objective 7 (**accessibility to facilities and services**), because although the Former RAF Upper Heyford site is relatively isolated from existing services and facilities, both options would be large enough and need to be a self-contained redevelopment, therefore they would both be likely to achieve good provision of new services and facilities within the site. Both of the options would also be likely to have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.
- 7.53 The option of intensification of the housing provision within the current allocation for Former RAF Upper Heyford is likely to have a **significant positive effect** on SA objective 8 (**efficient use of land**) as much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to remediate any contaminated land. By contrast, the option for the extension of the allocation into the land abutting the south and eastern boundary of Former RAF Upper Heyford would have a **significant negative effect** on the same objective (**efficient use of land**) because it is a large area of greenfield land within Grade 3 best and most versatile agricultural land.
- 7.54 The option of intensification of the housing provision within the current allocation for Former RAF Upper Heyford could have a **significant negative effect** on SA objective 10 (**biodiversity**) as Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. In addition, the northeastern quarter of the site contains the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield, and the site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) in these locations. However, there are parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered of Low/Medium (2) ecological sensitivity.¹⁸ This same option could also have a significant negative effect on SA objective 11 (**landscape and heritage**) without appropriate mitigation, due to the combined landscape sensitivity of the site being assessed as High and the combined visual sensitivity for the area being Medium¹⁹, as well as entire site being designated as a Conservation Area and containing five Scheduled Monuments. In addition, there are three areas recognised in the National Monuments Record.²⁰

¹⁸ WYG (July 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment*

¹⁹ WYG (July 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment*

²⁰ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Table 7.6: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Former RAF Upper Heyford

SA Objectives	Reasonable Alternatives	
	UH1 & UH004 - Intensification	Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (including UH002, UH003, UH005, UH006 and UH007)
1. Homes	++	++
2. Flooding	0	0
3. Health and well-being	+	+
4. Poverty and social exclusion	+	+
5. Crime	?	?
6. Vibrant communities	?	?
7. Accessibility	++	++
8. Efficient land use	++	--
9. Air quality	+	+
10. Biodiversity	--	-
11. Landscape and heritage	--	-
12. Road traffic	+	+
13. Resource use	?	?
14. Waste	?	?
15. Water quality and quantity	?	?
16. Energy efficiency	+	+
17. Employment levels	++	++
18. Economic growth	++	++
19. Tourism	?	?

Reasons for selecting the preferred alternatives

- 7.55 Alongside the SA of the reasonable alternative strategic development locations around Banbury, Bicester and Former RAF Upper Heyford, Cherwell District Council undertook its own planning assessment of the sites already allocated in the plan, discounted in earlier stages and/or put forward by developers. This involved updating the SHLAA, taking into account the findings of the SA work and update work on the Habitats Regulations Assessment, County Council's transport assessments, Landscape Sensitivity and Capacity Assessment and Strategic Flood Risk Assessment.

- 7.56 Drawing on this evidence base, CDC has identified in the schedule of Main Modifications its preferred strategic development locations to allocate (and the amount of housing or employment land to be delivered), in addition to those already included in the Submission Local Plan, in order to meet the additional housing requirement set out in the Oxfordshire SHMA.
- 7.57 A summary of the reasons for selecting the preferred strategic development locations, and discounting other reasonable alternatives is provided by CDC in **Table 7.7**.

Table 7.7: Summary of reasons for selecting the preferred strategic development locations for accommodating the additional housing and employment requirement and discounting other reasonable alternatives

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
RAF Upper Heyford					
UH1	Former RAF Upper Heyford (Policy Villages 5)	Yes, except for heritage assets - site covered by a RAF Upper Heyford Conservation Area, includes a number of Scheduled Monuments (Cold War structures)	Yes - as intensification of residential numbers.	Progressed	Additional land and a higher number of dwellings is proposed. The principle of development is established. A new settlement to enable heritage and conservation improvements is under construction. The site is major previously developed site with opportunities to make more efficient and effective use whilst having regard to heritage, environmental and other constraints. As a new settlement with its own amenities, it also has opportunities for some additional greenfield release without unacceptable harm to existing assets and those nearby. The LSCA 2014 for the site concluded, <i>"Although overall the main airbase site as a whole has a low capacity for residential development, due to the diversity of areas contained within the site, residential use could be accommodated in isolated pockets of the site alongside complementary development of the site. The capacity for residential development is considered to be Medium"</i> . Other areas of land outside the main airbase were considered to have
UH004	Site within UH1/Policy Villages 5 boundary	Yes, except for heritage assets - site covered by a RAF Upper Heyford Conservation Area	Yes - as part of UH1 above.		
N/A	Land abutting the south and eastern boundary of Former RAF Upper Heyford (includes UH002, UH003, UH005, UH006 and UH007)	Yes, except for heritage assets - site includes small part of the Rousham, Lower Heyford and Upper Heyford Conservation Area and is adjacent to the RAF Upper Heyford Conservation Area	Yes - as an extension to UH1.	Part Progressed	
UH002	Land north of Camp Road, RAF Upper Heyford	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area	Yes - assessed as part of Land abutting south and eastern boundary of Former RAF - as an extension to UH1.	Progressed	
UH007	Land adjoining Leys Caravan Park	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		Progressed	

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
UH003	Land at Upper Heyford	Yes, except for heritage assets - half of site covered by Rousham, Lower Heyford and Upper Heyford Conservation Area		Part Progressed	medium/medium-high capacity for residential development. The LSCA 2014 is supplemented by a capacity assessment for the site which identifies areas of housing potential.
UH005	Heyford Leys Camping Park	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		Not progressed	Existing caravan site including permanent residential caravans. No significant further potential (see SHLAA).
UH006	Letchmere Farm	Yes, except for heritage assets - site is adjacent to RAF Upper Heyford Conservation Area		Not progressed	The site is separated from Site UH002 and the main airbase site by the track leading to Letchmere Farm and two water courses, and integration may be difficult to achieve (SHLAA August 2014). The Upper Heyford LSCA 2014 assessed sites UH002 and UH006 together as Site 146. The study indicates that Site 146 has the potential for residential development up to the existing site boundaries defined by Camp Road to the south and Chilgrove Drive to the east and Larsen Road to the west, as long as the existing site boundary vegetation is maintained. A suitable separation should also be maintained with Letchmere Farm to maintain the setting of the property.
Banbury					
Reasonable alternatives for Residential					

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
BA66	Land South of Salt Way	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Part Progressed	Proposed in part for consideration through main modifications. Previously discounted principally for landscape reasons (LSCA 13 and Analysis of Potential for Strategic Development 2013) but re-assessed in the context of higher housing requirements. 2013 landscape studies conclude that development of the southern area of the site would have an adverse effect on the Sor Brook Valley. An area of land in the north-west corner of the site has received permission on appeal. The northern half of the site has been re-assessed in the LSCA 2014 (sites 110 & 111) and is considered to have medium to medium-high capacity for residential development. Services and facilities in the southern area of Banbury are accessible. There remains a need to avoid coalescence with Bodicote village, mitigate the impact on the historic Salt Way, and to protect the landscape setting of Banbury and Bodicote to the south for those reasons BA369 is not progressed and BA362 and BA370 are only partly progressed.
BA362	South of Salt Way, Banbury	Yes, except for MCA: most of site sits within an MCA.	Yes - new housing sites put forward through recent Call for Sites Exercise, but all within boundary of larger site BA66. Assessed as part of BA66 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	Part Progressed	
BA370	Land at White Post Road, Banbury	Yes, except for MCA: most of site sits within an MCA.		Part Progressed	
BA368	Land at Wykham Park Farm, East of Bloxham Road, Banbury	Yes, except for MCA: the whole site sits within an MCA.		Progressed	
BA369	Land at Wykham Park Farm, North of Wykham Lane, Banbury	Yes, except for MCA: the whole site sits within an MCA.		Not progressed	
BA312	Land North of Duke's Meadow Drive	Yes. Flooding: Only the western border of the site sits within FZs 2 and 3. MCA: Only the westernmost tip of the site, covering less than 5% of its total area, is covered by an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Not progressed	

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					impact it would have on the landscape character and visual quality of the landscape, the setting of Hanwell Conservation Area and the Banbury Cemetery and Crematorium. These conclusions are unchanged.
BA367	Land north of Dukes Meadow Drive	Yes, not affected by any reasonableness criteria.	Yes - assessed as part of larger site BA312 above.	See BA312	See BA312
BA311	Land West of Southam Road	Yes, except for Flooding : Only the western border of the site sits within FZs 2 and 3.	Yes - as Extension of Banbury 2 northwards into Land West of Southam Road, including site BA359.	Not progressed	The LSCA 2013 concluded that development in this area would not be in keeping with the existing landscape character of the area or the presence of Banbury Cemetery and Crematorium. The importance of the landscape setting of this area of Banbury is highlighted in the Banbury Environmental Baseline Report 2013 and the Banbury Analysis of Potential for Strategic Development 2013 (note: the southern part of the site is already proposed and has permission for 90 homes. It is separated from the cemetery further north and was identified as having some potential in Banbury Analysis of Potential for Strategic Development 2013)
BA58	Land East of Southam Road	Yes, not affected by any reasonableness criteria.	No – planning permission already granted.	N/A	N/A

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
N/A	Land West of M40 extension – Triangular parcel between the M40 to the east and railway line to the south	Partially. Flooding: Whole site covered in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Yes – as an extension to Policy Banbury 6 Employment Land West of M40	Progressed	Land is available to the south of Banbury 6, which would extend this site alongside the railway line and provide further employment opportunities in a location that is accessible from the town centre and nearby residential areas.
BA359	Land adjacent Hardwick Hill House and North of Hardwick Cemetery, Southam Road	Yes, not affected by any reasonableness criteria.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA311. Assessed as part of BA311 above	See BA311	See BA311
BA1	Bankside Phase 1	Yes, except for MCA: southern half of site lies within an MCA.	No - planning permission granted and development already commenced	N/A	N/A
BA308	Land at Crouch Farm, West of Bloxham Road	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Part Progressed	Proposed in part for consideration through main modifications. Previously discounted principally for landscape reasons (LSCA 13 and Analysis of Potential for Strategic Development 2013). Permission has been granted for 145 dwellings to the east of Bloxham Road. The LSCA 2014 concludes “ <i>there is potential to accommodate residential development in the north east corner</i> ”

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					<i>of the site although development should not take place in the west of the site as it would alter the context of the views from the south west. To maintain the setting of Crouch Farm and views from the south west, development should be restricted to the north east corner of the site reflecting existing development to the north of Salt Way and committed development to the east of Bloxham Road. The capacity for residential development is Medium to Low."</i>
BA366	Land West of Bloxham Road, Banbury	Yes, except for MCA: whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA308. Assessed as part of BA308 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	See BA308	See BA308
BA69	Land at Crouch Hill	Yes, except for MCA: the whole site sits within an MCA.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Not progressed	Considered in the LSCA 2013 and the Analysis of Potential for Strategic Development 2013 and in the Submission SA. Considered in the LSCA to have low capacity for residential development due to the prominence of Crouch Hill and the importance of Salt Way as a historical

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					route. Crouch Hill is identified as an important landmark feature in the Banbury Environmental Baseline Report 2013. Some development has since been approved to the north of Crouch Hill and permission for 145 dwellings has been granted to the east of Bloxham Road. However, it is considered that development of this area would still have unacceptable landscape impact.
BA361	Land at Drayton Lodge Farm, Banbury	Yes, except for MCA: the whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	Part Progressed	A new site considered in the light of higher housing requirements. Would be to the north of a recently permitted site (West of Warwick Road – 300 homes) and opposite the proposed site at North of Hanwell Fields. Part of the site is an existing golf driving range. The LSCA 2014 concludes that the area could potentially accommodate some residential development although consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south. Care should also be taken to avoid visual prominence of development from within the Sor Brook valley. The capacity for residential development is Medium. On this basis part of the sites are not being progressed.
BA356	Land North of Hanwell Fields (Policy Banbury)	Yes except for MCA: approximately two thirds of western part of the site sits	Yes – no material change being proposed by developers, so relied	Progressed	Considered to be suitable for residential development in the 2013 Banbury Analysis of Potential for

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	5)	within an MCA.	on site matrix for "Banbury 5" in Annex C of 2013 SA Report.		Strategic Development and as having medium capacity from a landscape perspective in the LSCA 2013. Adverse impact on Hanwell Conservation Area to the north can be avoided. Potential to be integrated into the relatively recent Hanwell Fields urban extension immediately to the south. The site has defensible boundary avoiding further encroachment into open countryside towards the village of Hanwell. An application for 350 homes on a large part of the site has been resolved to be approved by the Council's Planning Committee subject to legal agreement.
BA341	Bankside extension, Oxford Road, Bodicote (Policies Banbury 4 & 12)	Yes, except for MCA: most of site sits within an MCA.	Yes - BA341, BA373 and BA374 have almost the same boundary and were previously assessed as "Banbury 4" and "Banbury 12" in Annex C of 2013 SA Report. Now assessed as part of "Banbury 4 & 12 - Extension to Bankside Phase 2".	One option progressed	Existing site reviewed alongside the intended site for the relocation of the town football ground. Further land is available in the vicinity of the adjoining, existing Rugby Club enabling the football club and associated floodlighting to be set back from the Oxford Road and further away from existing residential properties. It would also allow for training / playing pitches to be provided to the south providing a buffer between a new urban edge of Banbury and the village of Adderbury to south. The site previously identified for the football club is directly adjacent to Oxford Road and could be readily integrated into the on-going urban extension as part of a phase 2 without significant landscape
BA373	Land south of Bankside Option 1, Bodicote (Policies Banbury 4 & 12)	Yes, except for MCA: most of site sits within an MCA.			
BA374	Land south of Bankside Option 2, Bodicote (Policies Banbury 4 & 12)	Yes, except for MCA: most of site sits within an MCA.			
N/A	Land south of Bankside Phase 2 and immediately adjacent to	Yes, except for MCA: most of site sits within an MCA.			

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
	Rugby club				impact. An alternative option of extending residential development further south would lead to encroachment of the urban edge towards Adderbury.
BA98	West of Bretch Hill (Policy Banbury 3)	Yes, except for MCA : whole site sits within an MCA.	Yes – no material change being proposed by developers, so relied on site matrix for "Banbury 3" in Annex C of 2013 SA Report.	Progressed	No change to the reasoning for this site. Considered to have medium-high capacity for residential development from a landscape perspective in the LSCA 2013. Considered to have housing potential in the Analysis of Potential for Strategic Development 2013. Originally identified to help contribute in reducing levels of deprivation in Western Banbury by generating potential social / community benefits.
BA300	Canalside (Policy Banbury 1)	Partially, Flooding : Over 80% of the site is in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Yes - as reduction in housing numbers on existing site allocation (Banbury 1) (-250 dwellings).	Progressed	No change to the reasoning for this site. A major redevelopment opportunity of a previously developed site in a highly sustainable location close to the town centre. Regeneration would have significant benefits for the town including on the attractiveness of the town centre and associated economic effects and on conserving and enhancing biodiversity. Lower housing figures proposed from a delivery/viability perspective and provide for a more flexible approach to implementation.
BA310	Western portion of Banbury 2:	Yes, except for Flooding : Only the western border of the site	Yes - as Intensification of western portion of	Intensification Not progressed	Intensification of development in this area would have an unacceptable

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	Hardwick Farm	sits within FZs 2 and 3.	Banbury 2 (90 residential units to 210).		landscape impact as evidenced by the LSCA 2013 and the Analysis of Potential for Strategic Development 2013.
BA358	Banbury AAT Academy Ruskin Road Banbury	Yes, except for MCA: The southern third of the site sits within an MCA	No - planning permission granted so site no longer available.	N/A	N/A
BA343	Land west Thornbury Rise, allotment gardens & Dover Ave	Yes, except for MCA: most of site sits within an MCA.	Yes - new housing site in 2013 SHLAA, but almost same boundary as site BA371 so both appraised together.	Not progressed	Unacceptable landscape impact as evidenced by the LSCA 2013 and the Analysis of Potential for Strategic Development 2013.
BA371	Land adjoining Dover Avenue and Thornbury Drive, Banbury	Yes, except for MCA: whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but almost same boundary as site BA343 so both appraised together.	Not progressed	Unacceptable landscape impact as evidenced by the LSCA 2013 and the Analysis of Potential for Strategic Development 2013.
BA87	Milestone Farm, North of Broughton Road	Yes, except for MCA: approximately two thirds of site sits within an MCA.	Yes – promoted housing site, but also includes the smaller site BA377. Both sites were previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Not progressed	Likely to have an unacceptable landscape impact as evidenced by the LSCA 2013 and the Analysis of Potential for Strategic Development 2013.
BA377	Land at Milestone Farm	Yes, except for MCA: whole site sits within an MCA.			
BA86	Land West of Grimsbury Reservoir	No - Flooding: The whole site sits either within FZ 2 or FZ 3.	No – in addition to flood risk, the site comprises an established and important green lung.	N/A	N/A

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BA315	Land West of Warwick Road	Yes, except for MCA : most of site sits within an MCA.	No - it is an approved scheme so appraisal not needed.	N/A	N/A
BA365	Land NE of Crouch Hill Farm adjoining Broughton Road, Banbury	Yes, except for MCA : most of site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise, but within boundary of larger site BA69. Assessed as part of BA69 above (previously discounted prior to Submission Local Plan). Re-appraised in light of new housing need.	See BA69	See BA69
BA350	SAPA, Noral Way	No - Flooding : The whole site sits either within FZ 2 or FZ 3.	No - not a reasonable alternative due to high flood risk, plus it already has planning permission for employment uses.	N/A	N/A
BA363	Ex Hella Manufacturing Site, Noral Way, Banbury	Yes, except for Flooding : Approximately 25% of the site sits within FZs 2 and 3, however, the significant areas of flood risk are confined to the western and southern orders of the site	Yes - new housing site put forward through recent Call for Sites Exercise.	Not progressed	An important employment site previously occupied by a major employer. There is active developer interest in employment land in this area.
BA70a	Horton Hospital	Yes, not affected by any reasonableness criteria.	No - Site is occupied by an existing hospital which is in use. Has not been promoted since 2006.	N/A	N/A

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
BA360	Land to the North of Broughton Road Banbury	Yes, except for MCA : whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	Not progressed	A new site considered in the light of higher requirements. The LSCA 2014 concludes, "Although a medium general capacity is identified, development of residential properties would be isolated from the existing urban fringe. This visual effect would be emphasised within views from Crouch Hill located to the south east of the area. The capacity for residential development is therefore Low." Development could not be sustainably integrated with the existing built up area. The development of adjoining land to the east would be unacceptable from a landscape perspective (see BA87)
BO22	Land south of Bodicote	Yes, except for MCA : whole site sits within an MCA.	Yes - new housing site put forward through recent Call for Sites Exercise.	Not progressed	Situated to the south of Bodicote village. Not adjacent to the urban area. Considered in the SHLAA 2014 (BO022) to be potentially developable site for 95 dwellings upon full implementation of approved development to the north. Potential for contribution to an allowance for non-strategic development to be reviewed through Policy Villages 2.
BO6	Land south of Bodicote	Yes, except for MCA : whole site sits within an MCA.	No - Site already has planning permission	N/A	N/A
BA317	Land at Higham Way	Yes, except for Flooding : Over 50% of the site is within FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013)	Yes - housing site assessed in 2013 SHLAA	Progressed	Included for consideration in main modifications. A previously developed site close to the town centre and railway station and in need of bringing back into effective use. The remaining part of a wider redeveloped area. The

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		confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.			site is within Flood Zone 2 and 3. A Flood Alleviation Scheme (FAS) for the north of Banbury was completed in 2012 and a large part of the site falls within the defended area. Identified as having potential for about 150 homes in the SHLAA 2014 (BA317).
BA48	Land West of Southam Road & North of Alcan	No - Flooding: The whole site sits within FZs 2 and 3.	No - not a reasonable alternative due to high flood risk, plus it is an important employment site	N/A	N/A
BA305	Hardwick Business Park	Yes, except for Listed Building: There is a Grade II* listed building in the centre of the site.	No - site is already in employment use.	N/A	N/A
N/A	Southam Road-residential use	Yes, not affected by any reasonableness criteria.	Yes	Not Progressed	An important, strategic employment site within the built-up area of Banbury. No submission for residential development was made in the 2014 call for sites. Although the site is close to an existing residential area and within walking distance of the town centre, redevelopment of the site for housing would raise significant issues of residential amenity in view of the site's proximity to a major 24hr food processing factory.
Reasonable alternatives for Employment					

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BA307	Land West of the M40 Extension and South of Overthorpe Road (includes part of Policy Banbury 6)	Yes. Flooding: Approximately 15% of the site sits within FZ3 and 20% FZ 2; however these areas are all concentrated around the southern boundary of the site, leaving the centre and northern half of the site free from significant flood risk.	Yes – only the area covered by the site called “Banbury 6” in Annex C of the 2013 SA Report re-appraised, but as part of the larger site now referred to as “Land West of the M40 Extension”. The site called “BAN 10” in Annex C of the 2013 SA report was not re-appraised as that site is in a major industrial area subject to employment permissions and with no promotion for other uses.	Part Progressed	The larger area of land is an existing, major employment area in active use. Banbury 6 now has permission and is part constructed.
N/A	Area near Junction 11	Yes, not affected by any reasonableness criteria.	Yes – employment site promoted through Local Plan process	Part Progressed	Well located strategic location adjacent to motorway junction. An opportunity to meet the need for diversity and resilience in the local economy as expressed in the Economic Development Strategy
N/A	Land East of the M40	Yes, not affected by any reasonableness criteria.	Yes – employment site promoted through Local Plan process	Progressed refer to Area Near Junction 11	
N/A	Land adjacent to Power Park Ltd	Partially. Flooding: Whole site covered in FZs 2 and 3. However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other	Yes – site promoted through Local Plan process	Not progressed	The LSCA 2014 notes that from a pure landscape perspective the site has high capacity for residential development and light industry. However the site is an inaccessible location and development would lead to encroachment along the immediate River Cherwell corridor. The Banbury Environmental Baseline Report 2013

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		measures, the site can be safely redeveloped without increasing flood risk elsewhere.			highlights the importance of the Cherwell Valley. The latest representation received for the site promoted it to be reverted to its previous use as rail infrastructure (storage of railway sidings). Therefore, other potential uses (e.g. strategic potential of the site for commercial and residential uses) for the site are ruled out.
N/A	Southam Road– retail and commercial use)	Yes, not affected by any reasonableness criteria.	Yes	Not Progressed	Located outside of the town centre and separated from it by the town cemetery. There are redevelopment opportunities and proposed sites that are sequentially preferable for strengthening and extending the town centre.
Bicester					
Reasonable Alternatives for Residential					
BI200	Northwest Bicester (Policy Bicester 1)	Yes, except for Flooding: A very small percentage of the site is covered by FZs 2 and 3.	Yes - appraised in terms of increasing housing within the currently allocated area of Bicester 1, and also together with the Area to the west of Northwest Bicester Eco-town (see below), as an extension to Bicester 1.	Yes	The reasons for including the site in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The Submission Plan indicated the site could accommodate approximately 5000 dwellings, of which at least 1793 would be delivered in the Plan period. An increase in the amount of housing and rate of delivery is now proposed to reflect work undertaken on the Masterplan for the site and the developer's delivery assessment.

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N/A	Area to the west of Northwest Bicester Eco-town between B4030 to the south, M40 to the south west, Middleton Road to the north west and railway line to the north	Yes, except for SSSI : the Ardley Cutting & Quarry, a linear SSSI runs along the site's north eastern edge, and Heritage : the Aynho and Ashenden Railway Scheduled Monument also runs along the site's north eastern edge.		No	The land to the north west of the proposed allocation site is relatively unconstrained, with the Landscape Sensitivity and Capacity Addendum assessing the site as having medium-high capacity for development. However development of this area of land is not being actively promoted. The increased allocation on the adjacent land together with other proposed development at the town indicates that further land does not need to be identified to meet growth needs.
BI2	South East Bicester (Policy Bicester 12)	Yes, except for Flooding : The north eastern corner of the site is in FZs 2 and 3	Yes - appraised together as an extension and intensification of Site BI2 – South East Bicester (an increase of 600 units with extended site boundary).	Yes- proposed to be included in an extended allocation under Bicester 12	The reasons for including land at South East Bicester under Policy Bicester 12 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The site comprised approximately 40ha and was expected to deliver approximately 400 homes. The site has been re-appraised in view of the need to meet an increase in housing provision, to consider whether an increase in density or extended site area could be considered. As indicated in the January 2014 Sustainability Appraisal, these larger areas of land were originally assessed as reasonable option D in the Council's Options for Growth paper 2008. Evidence base studies have highlighted the potential of the land for

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					<p>development subject to particular constraints being avoided or mitigated. Land was not required to be identified in the Draft Core Strategy 2010 as other sites were considered to be better located. The extension to the Plan period and the NPPF requirements for economic growth prompted the re-assessment of alternative strategic sites to fulfil the additional growth requirements for the plan period and led to the inclusion of part of this land in the proposed submission Plan 2012.</p> <p>The site does have constraints, principally the presence of the Scheduled Ancient Monument immediately adjacent to the west of the site and the need to preserve its setting, areas of biodiversity interest and the Conservation Target Area in the northern part of the site, together with part of the land lying in flood zones 2 and 3. However the area of land available provides the potential for a comprehensive mixed development with supporting services and facilities, which addresses the site constraints and provides an opportunity for biodiversity enhancement. The LSCA Addendum August 2014 assesses this area of land as having medium-high capacity for development subject to heritage constraints being assessed.</p>

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BI227	South East Bicester	Yes, not affected by any reasonableness criteria.		Yes- proposed to be included in an extended allocation under Bicester 12	See BI2
N/A	Area north of A41 east of Bicester 12 (separate map sent)	Yes, not affected by any reasonableness criteria.		Yes- proposed to be included in an extended allocation under Bicester 12	See BI2
BI5	Former RAF Bicester (Policy Bicester 8)	Yes, except for Flooding: The easternmost tip of the site lies within FZ 2; however, the area at flood risk represents less than 1% of the total area of the site. Heritage: The site contains several scheduled Cold War Structures. MCA: Approx. 40% of the site (north eastern half) is covered by an MCA).	Yes – no material change being proposed by developers, so relied on site matrix for Bicester 8 in Annex C of the 2013 SA Report.	Yes	The Submission Local Plan identifies land at former RAF Bicester under Policy Bicester 8 for conservation led proposals to secure a long lasting, economically viable future for the site. The reasons for including land at Bicester airfield under Policy Bicester 8 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. In view of the heritage and ecological value of the site and the conclusions of previous evidence base studies (Halcrow LSCA 2010, WYG LSCA 2013) that the site has low capacity for development, it is not considered appropriate to revisit the approach to development proposals at the site.
BI201	Graven Hill, MOD site (Policy Bicester 2)	Yes, not affected by any reasonableness criteria.	Yes - appraised together as an extension of BI201 Graven Hill MOD site, into BI211 to north, or limiting the extension to just site BI223 (slightly	Part progressed	The reasons for including land at Graven Hill Bicester under Policy Bicester 2 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The Council has resolved to approve an

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
			smaller boundary than BI211).		<p>application for 1900 dwellings at the site.</p> <p>Two overlapping areas of land immediately to the north of the existing allocated site boundary were considered in the August 2014 SHLAA. The northern area of BI 211 is constrained as it lies within flood zone 2 and 3, and is no longer being actively promoted.</p> <p>The LSCA Addendum August 2014 assessed BI 223 as having medium-high capacity for residential and employment development, subject to access constraints being addressed as the site is currently land locked by road, railway line and MOD Bicester. Site BI223 has an existing pedestrian underpass under the A41 and incorporating this area of land within the overall site allocation Bicester 2 would provide the opportunity to secure access to the underpass for the larger Graven Hill site, and the opportunity for other access constraints to be addressed, whilst increasing the residential capacity of the site.</p>
BI211	Land South of the A41 and north of Graven Hill	Yes, except for Flooding: Northern corner of the site lies within FZs 2 and 3.		Part Progressed	See BI201
BI223	Langford Park Farm, London	Yes, not affected by any reasonableness criteria.		Progressed	See BI201

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	Road, Bicester				
BI202	South West Bicester Phase 1	Yes, except for Flooding : A small waterway flows through the north eastern corner of the site. A very small percentage of the site is covered by FZs 2 and 3.	No - this is South West Bicester Phase 1 and already has planning permission.	N/A	N/A
BI44	Southwest Bicester Phase 2 (Policy Bicester 3)	Yes, not affected by any reasonableness criteria.	Yes – no material change being proposed by developers (minimal increase of 100 homes), so relied on site matrix for Bicester 3 in Annex C.	Yes	The reasons for including land at South West Bicester Phase 2 under Policy Bicester 3 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The site comprises approximately 28ha bordered by phase 1 of the development to the east, the new perimeter road to the south west, and Middleton Stoney Road to the north, and was expected to deliver approximately 650 homes. The site has been re-appraised in view of the need to meet an increase in housing provision, to consider whether an increase in density could be considered. The Council has recently resolved to grant planning permission for 726 dwellings at the site and the number of dwellings indicated in the Submission Plan should therefore be increased to reflect the scheme recently granted approval.
BI212	South and West of Caversfield	Yes, not affected by any reasonableness criteria.	Yes – no material change being proposed by developers, so relied	No	This site was previously assessed and the reasons for its rejection are set out in Section 7 of the January 2014

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			on site matrix for BIC 5 in Annex C (including BI224, BI225, BI226), but SA findings checked against updated 2014 LSCA.		Sustainability Appraisal (Option K South and West of Caversfield and BIC 5: South of Caversfield). Development would lead to coalescence between Bicester and Caversfield and lead to the loss of Caversfield's identity. The LSCA Addendum 2014 findings are consistent with earlier conclusions that the land provides an important buffer between Bicester and Caversfield and therefore has medium to low capacity for residential and employment development.
BI224	Fringford Road extended area Bicester	Yes, not affected by any reasonableness criteria.		No	As above
BI225	Fringford Road Bicester	Yes, not affected by any reasonableness criteria.		No	As above
BI226	Land Known at The Plain Caversfield	Yes, not affected by any reasonableness criteria.		No	As above
BI230	Land north of Caversfield House, Bicester	Yes, except for Flooding : A small area of FZs 2 and 3 runs through the centre of the site (north-south).	Yes – potential new housing site considered through the SHLAA 2014.	No	This area of land has not been assessed during earlier stages of the Plan preparation. The site consists of greenfield land beyond the existing built limits of Bicester and Caversfield. Development here would encroach onto open countryside. The LSCA Addendum 2014 indicates that the land provides an important buffer between the planned edge of Bicester and Caversfield, preventing coalescence between the two areas and therefore

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					there is a medium to low capacity for development. The site is not being promoted for development and availability is unknown.
BI46	Bicester Business Park (Land to the East of the A41 - Oxford Road) (Policy Bicester 4)	Yes, except for Flooding : Approximately 40% of the site is covered by FZs 2 and 3.	Yes – no material change being proposed by developers, so relied on site matrix for Bicester 4 in Annex C of the 2013 SA Report.	Yes	A permitted employment site. Not available for residential. The reasons for including land for employment at Bicester Business Park under Policy Bicester 4 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The site comprises 29.5 ha and is identified as being suitable for B1 use. The site has planning permission for a business park incorporating offices (B1) and hotel (C1) use. Part of the site is also the subject of a planning consent for a supermarket. The Submission Plan estimated at least 3850 jobs would be created at the site. Potential job generation has been re-assessed and it is considered that depending on the implementation of the alternative use planning permissions the site could potentially generate up to 6000 jobs.
BI31	Land North of Gavray Drive Bicester	Yes, except for Flooding : A waterway containing FZs 2 and 3 runs through the central third of the site.	Yes - previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need.	Yes	This site was not assessed during the earlier stages of the Plan preparation as it was the subject of a planning consent for residential development granted on appeal in 2006, and was

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					<p>regarded as a committed site. An application to extend the life of the planning permission was approved by the Council in 2012 but the permission was quashed following a successful High Court challenge. The timing of the High Court decision meant that the site was not able to be considered on a comparable basis to other sites in the Sustainability Appraisal of the Submission Local Plan (as summarised in Table 7.15 of the January 2014 Sustainability Appraisal- Gavray Drive).</p> <p>The site is a green field site, the northern part of which is relatively unconstrained. The southern part of the site is of ecological value: part of the site is designated as a Local Wildlife Site, there are records of protected species and the majority of the site lies within the River Ray Conservation Target Area. Langford Brook flows through the centre of the site and part of the site lies within Flood Zones 2 and 3.</p> <p>The LSCA Addendum 2014 assessed the site as having medium capacity for residential development in the north of the area, but with low capacity to the south due to the ecological value. The site was assessed as having medium to low capacity for employment, with the only potential being in the north west</p>

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					of the site if sensitively designed. The site is well located in relation to the town centre and despite the ecological constraints there is sufficient land available to accommodate some development while protecting and enhancing environmental assets. In view of the environmental constraints residential use is considered more compatible than employment development.
BI219	DE&S Caversfield/ Former DLO Caversfield	Yes, not affected by any reasonableness criteria.	No - planning permission granted so site no longer available.	N/A	N/A
BI203	Station Approach	Yes, except for Flooding : The northern border of the site lies within FZs 2 and 3.	No - in existing use as a car park, station forecourt and industrial estate.	N/A	N/A
BI70	Land South of Talisman Road	Yes, except for Flooding : The southern border of the site sits within FZs 2 and 3.	No - planning permission granted so site no longer available.	N/A	N/A
BI48	Land at Oxford Road	Yes, except for Flooding : The southern border of the site sits within FZs 2 and 3.	Yes -housing site promoted through Local Plan process	No	Development of the site would result in the loss of highly accessible formal sports provision forming part of a green lung extending into the urban area. The draft Bicester Masterplan identified the potential of the site, together with the adjacent Pingle Fields, for the formation of a new town centre park. This is referred to in the Submission Local Plan which states in paragraph C.69 that any potential loss

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					of playing pitches at Pingle Fields/Bicester Sports Association land would need to be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location in Bicester. It also indicates that whilst other town centre uses may be appropriate in this area, they should not be provided at the expense of the provision of a town park. This issue will be explored and progressed as part of the Bicester Masterplan and Local Plan part 2 and it would therefore be inappropriate for this site to be considered further at this stage.
BI19	Bessemer Close/Launton Road	Yes, not affected by any reasonableness criteria.	Yes – site promoted through Local Plan process	No	This site was allocated in the Non-Statutory Local Plan for a mixed use development, including 70 residential dwellings and B1 employment, but is currently unavailable at this time.
N/A	Land east of Chesterton	Yes, except for Heritage : The site has a Scheduled Monument in the centre of it and adjoins the Chesterton Conservation Area on its southern boundary.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for BIC 10 in Annex C, but SA findings checked against updated 2014 LSCA.	No	This site was previously assessed and the reasons for its rejection are set out in Section 7 of the January 2014 Sustainability Appraisal (BIC 10: Land east of Chesterton); it was identified through the SA as being one of the least sustainable options. The land forms an important buffer between Chesterton and the existing and planned limits of Bicester. The LSCA Addendum 2014 indicates that the land has medium to low capacity for

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					development, as development of the area would result in coalescence of the two settlements.
CH15	Land at Lodge Farm	Yes, except for Heritage: The site adjoins the Chesterton Conservation Area on its northern boundary, and there are a number of Scheduled Monuments to the east of the site.	Yes - site promoted through Local Plan process	No	<p>Whilst the LSCA Addendum 2014 considered the site had some landscape capacity for residential development, this was only if an extension was required to Chesterton. In terms of strategic development potential the site is in an unsustainable location, distant from the Bicester town centre and separated by the perimeter road. Development of the land would contribute to coalescence between Chesterton, Wendlebury and Bicester.</p> <p>Does not relate well to Chesterton village terms of location and likely scale of development</p>
ST2	Stratton Audley Quarry	Yes, except for SSSI: the Stratton Audley Quarry SSSI lies within the central area of the site representing approximately a quarter of the site area. Heritage: RAF Bicester Conservation Area and Scheduled Monuments are adjacent to the site's southern boundary.	Yes - site promoted through Local Plan process	No	The site is a designated Local Wildlife Site and part of the site is a SSSI. The site has an extant planning consent for infilling to form a country park and this is recognised in the Plan under Policy Bicester 7, which allows for informal recreation use of the site subject to proposals being compatible with the site's ecological and geological interest. Development at the site would not be compatible with the designations covering the site and this is confirmed by the LSCA Addendum 2014 which

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					identifies the site as having a low capacity for development.
CV001	Dymocks Farm	Yes, except for Heritage: RAF Bicester Conservation Area and Scheduled Monuments are near to the site's southern boundary, and Fringford Lodge Scheduled Monument is just to the north east of the site.	Yes – no material change being proposed by developers, so relied on site matrix for BIC 7 in Annex C, but SA findings checked against updated 2014 LSCA.	No	This site was previously assessed and the reasons for its rejection are set out in Section 7 of the January 2014 Sustainability Appraisal (BIC 7: Dymocks Farm, North of Caversfield); it was identified through the SA as being one of the least sustainable options. Whilst the LSCA Addendum 2014 indicates the site has capacity for development in landscape terms, the site is distant from and poorly related to Bicester and would not result in an integration of development but instead result in an extension to Caversfield, a category C settlement.
N/A	Bignell Park	Yes, except for Flooding: A small section running through the centre (northwest to southeast) of the site sits within FZs 2 and 3, and Heritage: the site has two Scheduled Monuments in its eastern half and adjoins the Chesterton Conservation Area on its eastern boundary.	Yes – previously discounted prior to Submission Local Plan. Re-appraised in light of new housing need based on site matrix for BIC 11 in Annex C.	No	The site is located to the north of the existing village of Chesterton and approximately 2.5 km west of Bicester Town Centre. It is not previously developed and contains mainly non-agricultural, private parkland with some Grade 3 agricultural land along its northern and eastern boundaries. The Gagle Brook flows through the site from west to east and the Chesterton Conservation Area adjoins the south west boundary of the site. The park is a good example of a designed landscape in good condition and is designated as Ecologically Important

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					Landscape, primarily for its bat habitat. The LSCA (Sept 2010) concluded that the site has high overall landscape sensitivity and is of high historical and ecological value. There would be significant negative effects from development in terms of efficient land use, biodiversity, landscape and heritage
AM013	Ambrosden Poultry Farm	Yes, except for Heritage: Bicester Military Railway route runs adjacent to the site's western boundary.	Yes – potential extension to Graven Hill. Appraised in light of new housing need.	No	Whilst the LSCA Addendum recognises that there is medium to high capacity for residential development in landscape terms in some areas of the site (in the south east adjacent to Ambrosden), it is recognised that development of the whole site would not be appropriate as it would lead to coalescence between development at Graven Hill and Ambrosden. The site is remote from local services and facilities, and its development would cause coalescence between Bicester and Ambrosden.
N/A	Land at Mill Meadow	No - Flooding: The whole site sits within FZs 2 and 3.	No - not a reasonable alternative due to high flood risk.	N/A	N/A
Reasonable Alternatives for Employment					
BI210	East of Bicester	Yes, except for Flooding: A large waterway containing both FZs 2 and 3 runs through the centre of the site (NE-SW)	Yes - extension (employment) of Bicester 11 North East Bicester Business Park, including	Part progressed	Part of this area of land is included as a proposed allocation for employment development under Policy Bicester 11. The reasons for including land at North

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
		covering approximately 20% and 10% of the site, respectively. MCA: The northern tip of the site sits within an MCA.	land north of the allotments and the 'Skimmingdish Lane Area'.		east Bicester Business Park under Policy Bicester 11 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. Consideration is being given to the potential for an extension to the site to accommodate additional employment land to accompany the increase in housing provision, and enable a suitable access to the site. An extended site incorporating land immediately to the south east of the existing allocation was assessed in the LSCA Addendum 2014 as having medium capacity for commercial or light industry. The remainder of this site to the north and south east was considered to have low capacity for employment development.
N/A	Extended North East Bicester Business Park	Yes, except for Flooding: An area of FZs 2 and 3 runs down the eastern boundary of the site (covering most of the extended area east of Bicester 11). Heritage: RAF Bicester Conservation Area and Scheduled Monuments are adjacent to the site's north-western boundary.	Yes - appraised within same matrix as BI210 (East of Bicester) above.	Yes	Part of this area of land is included as a proposed allocation for employment development under Policy Bicester 11. The reasons for including land at North east Bicester Business Park under Policy Bicester 11 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. Consideration is being given to the potential for an extension to the site to accommodate additional employment land to accompany the increase in housing provision, and enable a

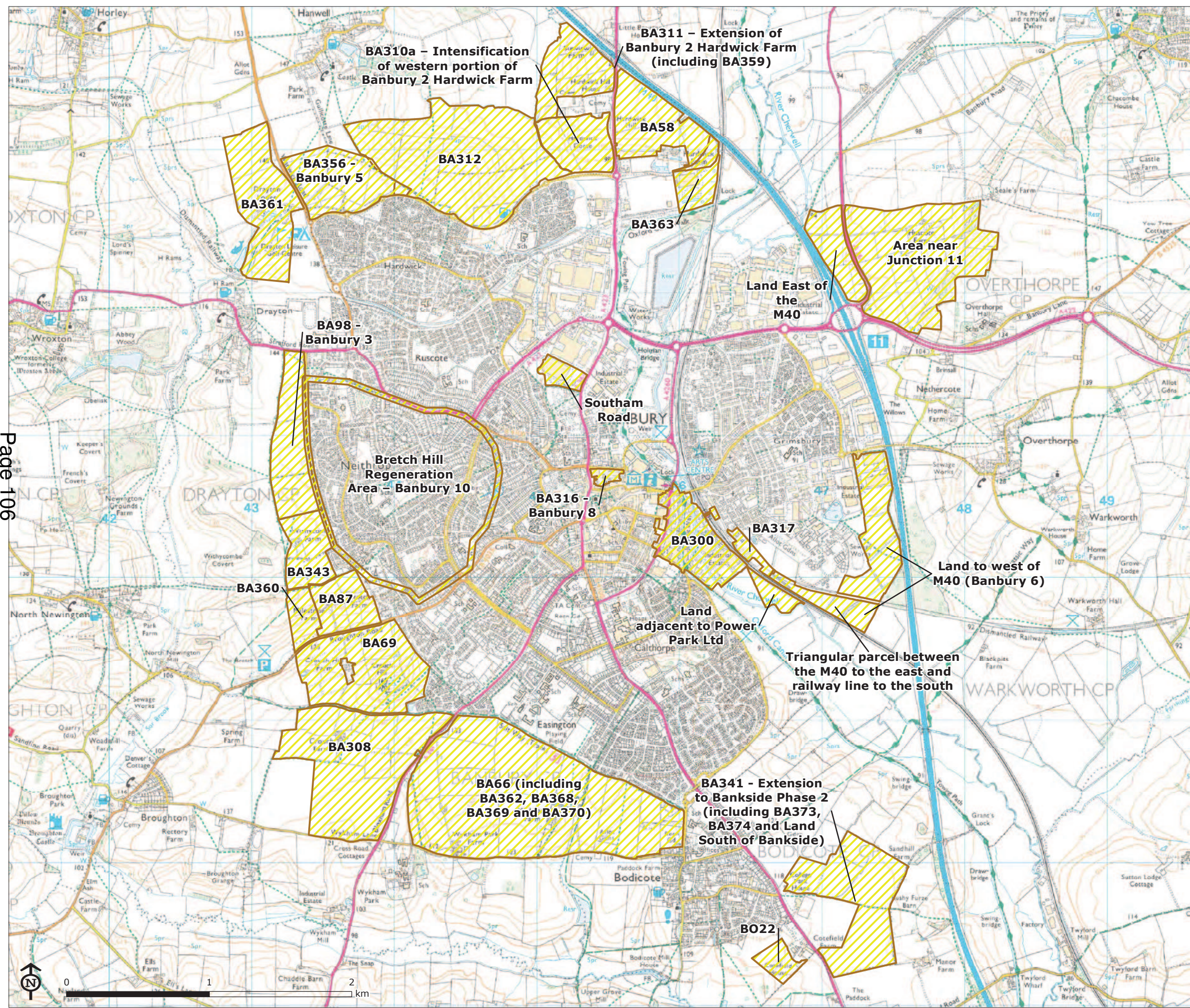
Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					suitable access to the site. An extended site incorporating land immediately to the south east of the existing allocation was assessed in the LSCA Addendum 2014 as having medium capacity for commercial or light industry. Part of the extension to the site lies within flood zones 2 and 3 and has potential ecological value. The presence of a care home (currently under construction) adjacent to the roundabout would need to be taken into account.
N/A	West extension of Bicester 10 (includes site CH11 and Facenda Chicken Farm)	Yes, except for Flooding : The eastern half of the site is within FZ2, and a smaller area along the eastern border is also FZ3.	Yes - as an extension to Policy Bicester 10 Bicester Gateway (employment)	Part progressed	<p>Part of this area of land is included as a proposed allocation for employment development under Policy Bicester 10. The reasons for including land at Bicester Gateway under Policy Bicester 10 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. Consideration is being given to the potential for an extension to the site to accommodate additional employment land to accompany the increase in housing provision.</p> <p>An additional area of land to the west of the allocation site in the Submission Plan, comprising land between the A41 and Wendlebury Road was assessed as having medium to high capacity for employment development as it would</p>

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					<p>not alter the wider landscape character. This area of land is relatively free from constraints.</p> <p>Land to the south of the existing allocation site, comprising a chicken farm, was assessed as having high capacity for employment development if incorporated with the Bicester 10 allocation. Part of the site lies in flood zones 2 and 3. However this area of land is not being actively promoted for employment development.</p>
BI46	Bicester Business Park (Land to the East of the A41 - Oxford Road) (Policy Bicester 4)	Yes, except for Flooding: Approximately 40% of the site is covered by FZs 2 and 3.	Yes – no material change being proposed by developers, so relied on site matrix for Bicester 4 in Annex C of the 2013 SA Report.	Yes	<p>A permitted employment site. Not available for residential.</p> <p>The reasons for including land for employment at Bicester Business Park under Policy Bicester 4 in the Submission Local Plan are set out in Section 7 of the January 2014 Sustainability Appraisal. The site comprises 29.5 ha and is identified as being suitable for B1 use. The site has planning permission for a business park incorporating offices (B1) and hotel (C1) use. Part of the site is also the subject of a planning consent for a supermarket. The Submission Plan estimated at least 3850 jobs would be created at the site. Potential job generation has been re-assessed and it is considered that depending on the</p>

Site Code	Site name/ description (& relevant policy number if applicable)	Complies with reasonableness criteria?	Site considered to be a reasonable alternative in SA Addendum?	Progressed / Not Progressed	Summary of Reasons
					implementation of the alternative use planning permissions the site could potentially generate up to 6000 jobs.
N/A	Blooms of Bressingham, Garden Centre Area (potential extension to Bicester 4)	No - Flooding: The whole site sits within FZs 2 and 3.	No – not a reasonable alternative due to high flood risk.	N/A	N/A

Figure 7.1
Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Banbury

Site



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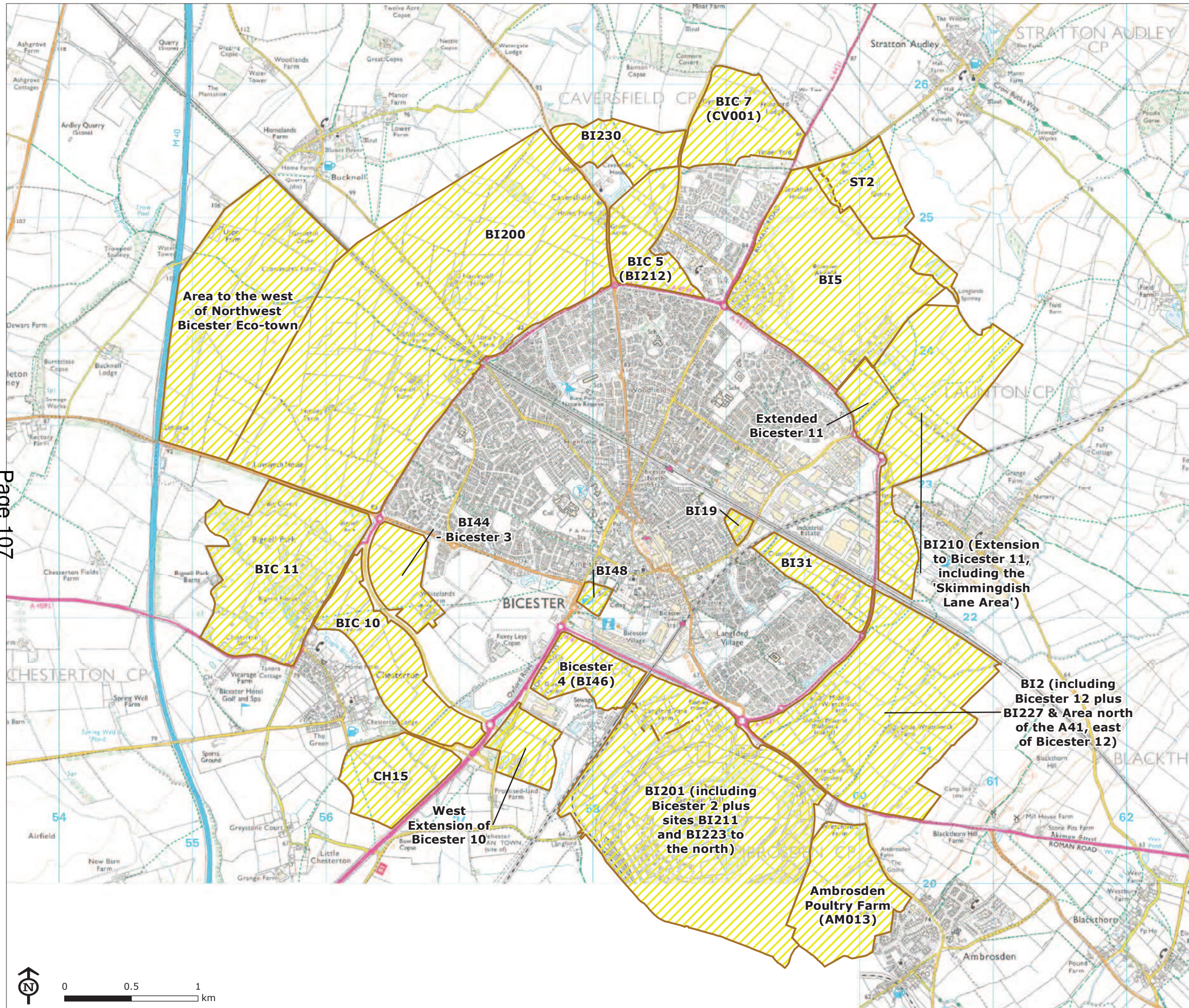
Map Scale @ A4: 1:28,000



Figure 7.2

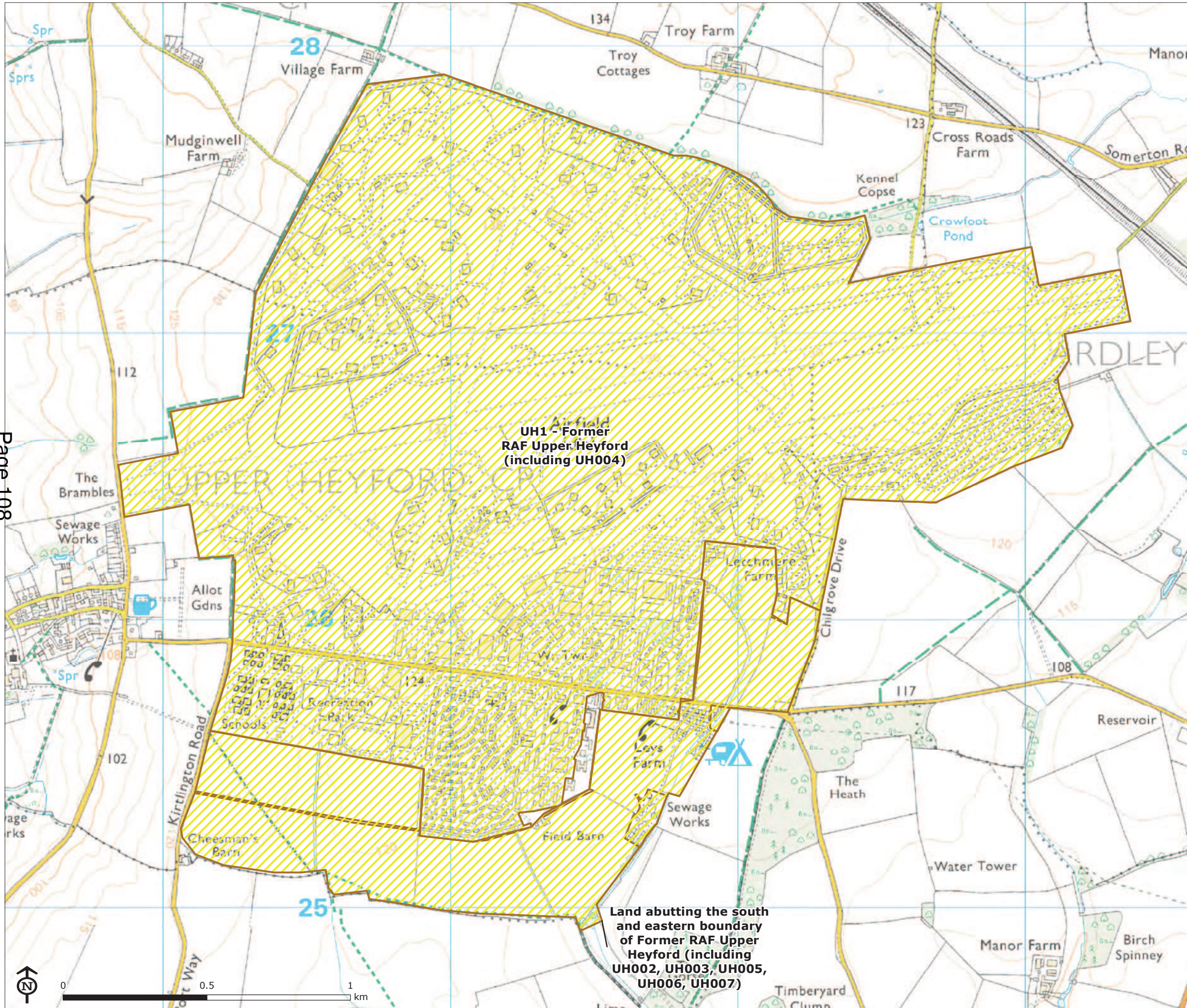
Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Bicester

Site



Map Scale @ A4: 1:41,000





Cherwell Local Plan SA

Figure 7.3
Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Former RAF Upper Heyford

 Site

Map Scale @ A4: 1:19,000



8 Appraisal of proposed Main Modifications to the Submission Local Plan

Introduction

- 8.1 This Chapter sets out the findings of the SA of the Proposed Main Modifications to the Submission Local Plan. The Proposed Main Modifications have been prepared by the Council taking into account new evidence gathered since the Submission Local plan was submitted to the Secretary of State, and the findings of the SA work described in Chapters 5 to 8 of this SA Addendum.

Reasons for selecting the alternatives

- 8.2 Proposed Main Modifications to the Submission Local Plan have been prepared by Cherwell District Council, including changes identified during and soon after the Examination Hearing Day 1 in June 2014 and further changes which have resulted from the work done to demonstrate that the additional housing requirement for the District set out in the Oxfordshire SHMA can be met. The Proposed Main Modifications are shown in a schedule prepared by CDC. The Council's reasons for including each proposed Main Modification to the Submission Local Plan is provided in the schedule.

Approach to the appraisal of the proposed Main Modifications

- 8.3 LUC has reproduced the schedule of Proposed Main Modifications and added a column to record the SA implications of each Main Modification. The SA implications have been considered based on whether each Main Modification changes the SA findings identified in the 2013 SA Report for the Submission Local Plan. The schedule showing the SA implications of the Proposed Main Modifications is presented in **Appendix 6**.
- 8.4 Where a Main Modification relates to a significant change to the Local Plan that has not previously been appraised in the 2013 SA Report (for example a new or revised policy or strategic allocation), a new or revised SA matrix for the Main Modification has been prepared as part of this current SA Addendum (presented in **Appendix 7**). **Table 8.1** lists the policies as they are referred to in the Proposed Main Modifications to the Local Plan, and summarises whether or not the policy revisions have needed re-appraisal in this SA Addendum. Note that the SA Addendum has considered the sustainability effects of implementing the full policy, including the changes proposed by the Main Modifications, rather than just appraising the wording of the Main Modification on its own.

Table 8.1: Policies in the Local Plan (including Proposed Main/Minor Modifications) and whether appraised in this SA Addendum

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
N/A	Policy PSD 1 Presumption in Favour of Sustainable Development	No change.
21	Policy SLE 1 Employment Development	Yes – revisions made to policy requirements representing a significant change that needs

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
		appraisal. A revised version of Table B3 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
24	Policy SLE 2 Securing Dynamic Town Centres	Minor change – does not require re-appraisal.
N/A	Policy SLE 3 Supporting Tourism Growth	No change.
27	Policy SLE 4 Improved Transport and Connections	Yes– revisions made to policy requirements representing a significant change that needs appraisal. A revised version of Table B4 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
244	Policy SLE 5 High Speed Rail 2 - London to Birmingham	Minor change – does not require re-appraisal.
34	Policy BSC 1 District Wide Housing Distribution	It is not considered that the Main Modification for this policy will change the overall findings for Theme 2 in Table B5 of the 2013 SA Report.
38	Policy BSC 2 The Effective and Efficient Use of Land - Brownfield Land and Housing Density	It is not considered that the Main Modification for this policy will change the overall findings for Theme 2 in Table B5 of the 2013 SA Report.
N/A	Policy BSC 3 Affordable Housing	No change.
	Policy BSC 4 Housing Mix	It is not considered that the Modification for this policy will change the overall findings for Theme 2 in Table B5 of the 2013 SA Report.
N/A	Policy BSC 5 Area Renewal	No change.
46	Policy BSC 6 Travelling Communities	Minor change – does not require re-appraisal.
N/A	Policy BSC 7 Meeting Education Needs	No change.
N/A	Policy BSC 8 Securing Health and Well-Being	No change.
49	Policy BSC 9 Public Services and Utilities	It is not considered that the Modification for this policy will change the overall findings for Theme 2 in Table B5 of the 2013 SA Report.
N/A	Policy BSC 10 Open Space, Outdoor Sport and Recreation Provision	No change.
254	Policy BSC 11 Local Standards of Provision - Outdoor Recreation	No change.
N/A	Policy BSC 12 Indoor Sport, Recreation and Community Facilities	No change.
260-261	Policy ESD 1 Mitigating and Adapting to Climate Change	No change.
55	Policy ESD 2 Energy Hierarchy	It is not considered that the Modifications for this policy will change the overall findings for Theme 3 in Table B6 of the 2013 SA Report.
57	Policy ESD 3 Sustainable Construction	It is not considered that the Modifications for this policy will change the overall findings for Theme 3

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
		in Table B6 of the 2013 SA Report.
58	Policy ESD 4 Decentralised Energy Systems	It is not considered that the Modifications for this policy will change the overall findings for Theme 3 in Table B6 of the 2013 SA Report.
59	Policy ESD 5 Renewable Energy	It is not considered that the Modifications for this policy will change the overall findings for Theme 3 in Table B6 of the 2013 SA Report.
N/A	Policy ESD 6 Sustainable Flood Risk Management	No change.
N/A	Policy ESD 7 Sustainable Drainage Systems (SuDS)	No change.
N/A	Policy ESD 8 Water Resources	No change.
N/A	Policy ESD 9 Protection of the Oxford Meadows SAC	No change.
N/A	Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	No change.
N/A	Policy ESD 11 Conservation Target Areas	No change.
N/A	Policy ESD 12 Cotswolds Area of Outstanding Natural Beauty (AONB)	No change.
N/A	Policy ESD 13 Local Landscape Protection and Enhancement	No change.
62	Policy ESD 14 Oxford Green Belt	Minor change – does not require re-appraisal.
64-65	Policy ESD 15 Green Boundaries to Growth	It is not considered that the Modifications for this policy will change the overall findings for Theme 3 in Table B6 of the 2013 SA Report.
N/A	Policy ESD 16 The Character of the Built and Historic Environment	No change.
N/A	Policy ESD 17 The Oxford Canal	No change.
N/A	Policy ESD 18 Green Infrastructure	No change.
71	Policy Bicester 1 North West Bicester Eco-Town	Yes – revisions made to housing numbers representing a significant change that needs appraisal. A revised version of Table B7 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
74	Policy Bicester 2 Graven Hill	Yes – revisions made to housing numbers representing a significant change that needs appraisal. A revised version of Table B8 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
75-76, 287	Policy Bicester 3 South West Bicester Phase 2	It is not considered that the Modifications for this policy will change the overall findings in Table B9 of the 2013 SA Report.
77	Policy Bicester 4 Bicester	Minor change – does not require re-appraisal.

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
	Business Park	
79	Policy Bicester 5 Strengthening Bicester Town Centre	It is not considered that the Modifications for this policy will change the overall findings in Table B11 of the 2013 SA Report.
80	Policy Bicester 6 Bure Place Town Centre Redevelopment Phase 2	Minor change – does not require re-appraisal.
81	Policy Bicester 7 Meeting the Need for Open Space, Sport and Recreation	Minor change – does not require re-appraisal.
N/A	Policy Bicester 8 Former RAF Bicester	No change.
N/A	Policy Bicester 9 Burial Site Provision in Bicester	No change.
82-84	Policy Bicester 10 Bicester Gateway	Yes – revisions made to employment land provision representing a significant change that needs appraisal. A revised version of Table B14 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
87	Policy Bicester 11 North East Bicester Business Park	Yes – revisions made to employment land provision representing a significant change that needs appraisal. A revised version of Table B15 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
88	Policy Bicester 12 South East Bicester	Yes – revisions made to employment land provision representing a significant change that needs appraisal. A revised version of Table B16 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
91	Policy Bicester 13 Land North of Gavray Drive	Yes – this is a new policy and allocation representing a significant change that needs appraisal. An appraisal matrix has been prepared for this policy and included in Appendix 7.
95	Policy Banbury 1 Banbury Canalside	It is not considered that the Modifications for this policy will change the overall findings in Table B17 of the 2013 SA Report.
97-98	Policy Banbury 2 Hardwick Farm, Southam Road (East and West)	No. The MMs reduce the overall development area and clarify that contributions towards secondary school provision will be sought. These changes are unlikely to change the SA scores set out in Table B18 of the 2013 SA Report. While the reduced development area would avoid some of the potential impacts on landscape sensitivity in the western portion of the site (SA objective 11), the mixed minor negative and positive effect still applies as the negative effect also relates to the potential impact on heritage assets as the eastern portion of the site (which has not changed) is in close proximity to (and likely to

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
		have a detrimental impact on) the Hardwick deserted medieval village.
N/A	Policy Banbury 3 West of Bretch Hill	No change.
100-101	Policy Banbury 4 Bankside Phase 2	Yes – revisions made to housing numbers and policy requirements representing a significant change that needs appraisal. A revised version of Table B20 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
103	Policy Banbury 5 North of Hanwell Fields	Minor change – does not require re-appraisal.
106	Policy Banbury 6 Employment Land West of M40	Yes – revisions made to employment land provision and extended site boundary representing a significant change that needs appraisal. A revised version of Table B22 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
109	Policy Banbury 7 Strengthening Banbury Town Centre	It is not considered that the Modifications for this policy will change the overall findings in Table 8.3 of the 2013 SA Report.
112	Policy Banbury 8 Land at Bolton Road	The MMs now provide for 200 dwellings, which will make a contribution to meeting housing need, and therefore change the score in Table B23 against SA objective 1 to minor positive from uncertain. The remaining MMs do not require changes to the SA scores, therefore Table B23 from the 2013 SA Report has not been updated, but the summary of SA findings for Policy Banbury 8 in Table 8.3 of the 2013 SA Report has been updated in Chapter 8 of this SA Addendum.
N/A	Policy Banbury 9 Spiceball Development Area	No change.
N/A	Policy Banbury 10 Bretch Hill Regeneration Area	No change.
N/A	Policy Banbury 11 Meeting the Need for Open Space, Sport and Recreation	No change.
114	Policy Banbury 12 Land for the Relocation of Banbury United FC	No. The Main Modification changes the location of the site for the relocation of Banbury United FC from the previous site allocated as Banbury 12 in the Submission Local Plan (adjacent to the northern edge of Banbury Rugby Club at Oxford Road, Bodicote) to another site adjacent to the eastern and southern boundaries of the Rugby Club. The policy wording has not changed, and despite the change in location, the Main Modification is unlikely to change the SA scores set out in Table B26 of the 2013 SA Report. The new site location referred to as 'Land south of Bankside' was appraised within the SA matrix for Banbury 4 & Banbury 12 in Appendix 5 of this SA Addendum. In terms of its sustainability effects it

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
		is very similar to the site adjacent to the northern edge of the Rugby Club, as it is entirely in Flood Zone 1 so has no flood risk issues, and it was also assessed as having overall medium-high landscape capacity, and in particular high capacity for recreation development as it would continue the existing formal recreation use (i.e. the rugby club) and would maintain the separation of built development between Bodicote and Twyford. ²¹
N/A	Policy Banbury 13 Burial Site Provision in Banbury	No change.
N/A	Policy Banbury 14 Banbury Cherwell Country Park	No change.
115	Policy Banbury 15 Employment Land East of Junction 11	Yes – this is a new policy and allocation representing a significant change that needs appraisal. A appraisal matrix has been prepared for this policy and included in Appendix 7.
118	Policy Banbury 16 Land South of Salt Way – West	Yes – this is a new policy and allocation representing a significant change that needs appraisal. A appraisal matrix has been prepared for this policy and included in Appendix 7.
120	Policy Banbury 17 Land South of Salt Way – East	Yes – this is a new policy and allocation representing a significant change that needs appraisal. A appraisal matrix has been prepared for this policy and included in Appendix 7.
122	Policy Banbury 18 Land at Drayton Lodge Farm	Yes – this is a new policy and allocation representing a significant change that needs appraisal. A appraisal matrix has been prepared for this policy and included in Appendix 7.
124	Policy Banbury 19 Land at Higham Way	Yes – this is a new policy and allocation representing a significant change that needs appraisal. A appraisal matrix has been prepared for this policy and included in Appendix 7.
127	Policy Kidlington 1 Accommodating High Value Employment Needs	Minor change – does not require re-appraisal.
129	Policy Kidlington 2 Strengthening Kidlington Village Centre	It is not considered that the Modifications for this policy will change the overall findings in Table B28 of the 2013 SA Report.
139	Policy Villages 1 Village Categorisation	It is not considered that the Modifications for this policy will change the overall findings in Table B29 of the 2013 SA Report.
147	Policy Villages 2 Distributing Growth across the Rural Areas	It is not considered that the Modifications for this policy will change the overall findings in Table B29 of the 2013 SA Report.
N/A	Policy Villages 3 Rural Exception Sites	No change.
N/A	Policy Villages 4 Meeting the Need for Open Space, Sport and Recreation	No change.

²¹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

Main/Minor Modification Number	Policies in Local Plan (including Proposed Main/Minor Modifications)	Do the Main/Minor Modifications represent a significant change that has been appraised in this SA Addendum?
157	Policy Villages 5 Former RAF Upper Heyford	Yes – revisions made to housing numbers, extended site boundary and policy requirements representing a significant change that needs appraisal. A revised version of Table B300 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
N/A	Policy INF 1 Infrastructure	No change.

Summary of appraisal findings

- 8.5 Most of the changes in the Proposed Main Modifications do not represent a significant change to the Local Plan as they are generally minor in nature and are intended either to correct factual errors or to provide improved clarification. A few of the Proposed Main Modifications may have additional positive effects, but the overall SA score from the previous SA reports has not changed, and this is noted in the schedule in **Appendix 6**.
- 8.6 A number of new policies have been introduced through the Proposed Main Modifications:
- Bicester 13 – Gavray Drive.
 - Banbury 15 - Employment Land North East of Junction 11.
 - Banbury 16 – South of Salt Way – West.
 - Banbury 17 – South of Salt Way – East.
 - Banbury 18 – Land at Drayton Lodge Farm.
 - Banbury 19 – Land at Higham Way.
- 8.7 The following policies have been amended to change either the site area, number of homes to be provided, area of employment land and/or the policy requirements:
- SLE 1 – Employment Development.
 - SLE 4 – Improved Transport and Connections
 - Bicester 1 – North-West Bicester Eco-Town.
 - Bicester 2 – Graven Hill.
 - Bicester 10 – Bicester Gateway.
 - Bicester 11 – Employment Land at North East Bicester.
 - Bicester 12 – South East Bicester.
 - Banbury 4 – Bankside Phase 2.
 - Banbury 6 – North of Hanwell Fields.
 - Policy Villages 5 – Former RAF Upper Heyford.
- 8.8 The strategic allocations in the new policies and revised policies have been appraised in this SA Addendum (see **Appendix 7**).

Findings of the new and revised policy appraisals

- 8.9 Table 8.3 of the original SA Report presented a summary of the findings of the assessment of the policies within the Local Plan, including the strategic development sites. This summary focused on the significant effects and the uncertain effects identified in order to provide a focus to the

reporting. This table also included all the mitigation and enhancement measures that were identified throughout the Local Plan development and its sustainability appraisals (including mitigation for minor negative effects as well as significant effects).

- 8.10 In order to be consistent with the original SA Report, the summary of findings for the new and revised policies arising from the proposed Main Modifications is presented in the same format in **Table 8.2**. Note that only those policies where the Main Modification was considered to need a new or revised appraisal matrix, and/or a score change from the 2013 relevant matrix have been included in Table 8.2. Therefore, Table 8.2 does not include all the policies in the Local Plan. Where any new mitigation or enhancement measures were recommended in the SA matrices for the new and revised policies arising from the proposed Main Modifications (within Appendix 7), these are shown in **bold text** within the third column of Table 8.2.
- 8.11 Table 8.2 shows that the Submission Local Plan, together with the proposed Main Modifications, includes mitigation and enhancement measures either within the new or revised policies or elsewhere in the Local Plan, that should avoid significant adverse effects from occurring from the development proposed in the Submission Local Plan and proposed Main Modifications.
- 8.12 The main exception relates to development that will take place on greenfield, often agricultural land, for which no mitigation is possible. In these instances, **significant adverse effects** in relation to SA objective 8 (**efficient use of land**) will result. These relate primarily to the following allocations:
- Bicester 1 – North-West Bicester Eco-Town
 - Bicester 10 – Bicester Gateway.
 - Bicester 11 – Employment Land at North East Bicester.
 - Bicester 12 – South East Bicester.
 - Banbury 4 – Bankside Phase 2.
 - Banbury 15 – Employment Land North East of Junction 11.
 - Banbury 16 – South of Salt Way – West.
 - Banbury 17 – South of Salt Way – East.
 - Banbury 18 – Land at Drayton Lodge Farm.
- 8.13 The assessment of residual effects assumes that all development is delivered in accordance with the policies in the Local Plan as a whole, and that the mitigation and enhancement measures are effective.
- 8.14 It should be noted that, with respect to the new site allocation Banbury 15 – Employment Land North East of Junction 11, this is the first significant scale of development that has been allocated to the east of the M40 at Banbury. As a result, it could be considered that now this ‘boundary’ will be breached, it opens up the greater likelihood for additional development east of the M40 in the future.

Table 8.2: Updated Results of the SA of the Main Modifications

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
<p>Theme 1 Economic policies</p> <p>SLE1: Employment Development</p>	<p>The economic policies SLE1 to SLE3 relating to employment development, supporting town centres and supporting tourism growth perform well with regards to the SA objectives. A significant positive effect is recorded with regards to the SA Objectives relating to employment and economic growth and competitiveness. No uncertain effects are identified in the assessment and only one likely minor negative effect in relation to SLE1 (for SA objective 1 as the policy could restrict housing development). A number of neutral effects are recorded which relate to potential effects of employment development which are addressed through the Theme 3 policies of the Local Plan e.g. flood risk.</p> <p>By providing for employment development within the district, policy SLE 1 is aiming to decrease the current levels of out-commuting from the district for work. This should result in shorter distances travelled to access work and possibly less congestion although the SA has queried how congestion will be relieved on the ground. Specific cross reference can be made between Policy SLE1 and the North West Bicester Eco-town strategic site (Policy Bicester 1) which intends to provide 3,000 new jobs, (approx. 1000 jobs on B use class land on the site) within the plan period, which should help to provide a balance between new jobs and homes, therefore</p>	<p>Enhancement: The supporting text of the policy states that the economic policies will help to reduce congestion in general in the district but it is not clear how this will be done through the provision of new employment development. Congestion will still presumably occur within the district.</p> <p>Enhancement: Policy SLE 2 could make reference to improving the public realm in town centres which could help to address any areas of inconsistency.</p> <p>Enhancement: The economic study currently being prepared will indicate the types of jobs that are needed within the district. This should help to guide the choice of strategic employment sites.</p> <p>Enhancement: Supporting paragraph B.53 could be clarified to reflect the policy requirement that out of town development will only be permitted where it meets a sequential test, designed to focus development towards the town centres, and a series of other conditions.</p>	<p>As noted in Table 8.3 of the 2013 SA Report these enhancement measures were addressed.</p>	<p>No significant adverse residual effects are identified.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	supporting the achievement of Policy SLE1.			
<p>Theme 1: Transport policies</p> <p>SLE4: Improved Transport and Connections</p> <p>SLE5: High Speed Rail 2 – London to Birmingham</p>	<p>The transport policies SLE4 and SLE5 perform well with regards to a number of the SA Objectives, in particular relating to sustainable transport, access, communities and economy. A number of minor positive effects are identified in the assessment and one significant positive effect in relation to SA objective 12 (to reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry). This is because there are several criteria in policy SLE4 specifically aiming to encourage sustainable transport use and reduce congestion, and revisions to the supporting text explain that financial contributions from new development in Bicester and Banbury will be sought and used to mitigate transport impacts of development and funding new infrastructure to support sustainable transport. No other significant positive effects are identified because, although the policies largely support the SA Objectives, the implementation of the policies partly depends on other policies within the Local Plan such as the distribution of housing (Policy BSC1) and the strategic sites in Section C of the Local Plan e.g. the potential for rail freight at Graven Hill (Bicester 2). It will be in the assessments of these policies that further potential significant positive effects of locating development in sustainable locations, for example, can be more</p>	<p>Enhancement: cross reference to any LTP policies / objectives / commitments relating to the use of sustainable materials / procurement for transport schemes within the county could be included within the supporting text of policy SLE4.</p> <p>Enhancement: Policy SLE 5 could include a bullet point about minimising environmental impacts, including habitat severance.</p> <p>Enhancement: Policy SLE4 could require new housing developments to make provision for electric car recharging points or the retrofitting of them.</p>	<p>As noted in Table 8.3 of the 2013 SA Report these enhancement measures were addressed.</p>	<p>No significant adverse residual effects are identified.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	accurately considered by the SA. No negative or uncertain effects are identified.			
Bicester 1 – NW Bicester	<p>A significant positive effect is recorded with regards to housing (SA Objective 1) as the proposals at North West Bicester would provide up to 6,000 high quality homes to the north west of Bicester (over 3,000 within the Plan period) with 30% as affordable. Significant positive effects are identified for employment and for economic growth (SA Objectives 17 and 18) as the site is identified as mixed use. Significant positive effects for waste reduction (SA Objective 14) and recycling, and includes provision of Code for Sustainable Homes Level 5 (SA Objective 13).</p> <p>Policy now includes reference to mixed use development with centre hubs providing facilities and services (SA Objective 7), with footpath and cycle paths and bus stops throughout the development making them accessible and improving performance to significant positive from uncertain.</p> <p>It is likely that through increased traffic and proximity to rail lines that noise will be an impact on the receptors on site. The policy requires proposals to consider and mitigate any noise impacts from the railway line.</p> <p>The site is currently greenfield land in agricultural use so it does not perform well with regard to the reuse of PDL and a significant negative effect is therefore</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: any development of this site should ensure adequate provision of greenspace.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the eco-town, in particular in relation to the railway line (such as positioning private gardens away from railway lines) or planting vegetation along strategic route ways to screen the noise impacts.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation.</p> <p>Enhancement: development should promote biodiversity conservation/enhancement and</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5 and 6 and ESD 16.</p> <p>In addition, the new mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications for this policy, except for the final one relating to inclusion of visitor attractions. However, the omission of the provision of visitor attractions would not result in a significant adverse effect.</p>	Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>recorded against SA Objective 8.</p> <p>Walking and cycling will be key methods of transport for the development and therefore significant positive effects are recorded with regards to health and well-being (SA Objective 3) and air quality (SA Objective 9).</p> <p>Biodiversity projects will be developed as part of the Masterplanning process resulting in a minor positive effect (SA Objective 10). Minor positive effects are identified in relation to creating vibrant communities (SA Objective 6) and in relation to impact on the countryside and historic environment (SA Objective 11). Listed buildings will be retained and settings protected. At this scale and stage of development it is unsurprising that the potential for archaeology is unknown.</p> <p>Travel planning is included in this policy, therefore there are likely to be significant positive effects in terms of greenhouse gas reductions from the use of fossil fuel energy for transport. This is recorded as a significant positive effect for SA Objective 9.</p>	<p>habitat creation in particular linkages with existing BAP priority habitats.</p> <p>Enhancement: Consideration should be made to maintaining the visual separation with outlying settlements such as Bucknell. Connections with the wider landscape could be reinforced and opportunities for recreational use of the area incorporated.</p> <p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site.</p> <p>Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.</p> <p>Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p>		
Bicester 2 – Graven Hill	<p>The SA has identified no significant negative effects.</p> <p>Significant positive effects are identified in relation to the provision of housing, i.e. 2,100</p>	<p>Enhancement: development to ensure implementation of SUDS measures and implementation of recommendations contained in the Cherwell Level 2 SFRA. Development</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with</p>	<p>No significant adverse residual effects are identified.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p> dwellings (SA Objective 1). A significant positive effect is identified for employment and economic growth (SA Objectives 17 and 18) through significant on site employment land and premises provision. The site should provide approximately 2,000 jobs and will help promote accessible employment opportunities.</p> <p> Further significant positive effects are likely in relation to accessibility (through onsite service provision, and based on the site’s close physical proximity to Bicester and potential to improve links between the site and Bicester (SA Objective 7), and efficient use of land (the majority of the site is previously developed land) (SA Objective 8).</p> <p> Minor positive effects are identified in terms of health and well-being (facilities are being provided on site although the detail is to be confirmed) (SA Objective 3), poverty and social exclusion (through increased employment and onsite service provision) (SA Objective 4), crime (SA objective 5), air quality (reduced need to travel to services/facilities through onsite provision and sustainability of location) (SA Objective 9), biodiversity (SA Objective 10) (the policy aims to create a net gain in biodiversity although onsite mitigation is required), landscape and heritage (new landscaping onsite will improve the visual impact compared to the buildings presently on site (SA Objective 11), congestion (reduced need</p>	<p> must be subject to a Flood Risk Assessment.</p> <p> Enhancement: any development of this site should include adequate provision of greenspace.</p> <p> Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p> Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p> Mitigation: development should promote sustainable design to manage potential noise and traffic impact.</p> <p> Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p> <p> Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> <p> Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p> Mitigation: Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great</p>	<p> the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p> The new enhancement measure put forward during the SA Addendum process has not been incorporated into the main modifications. However, the omission of the new one new measure regarding encouraging reuse of buildings would not result in a significant adverse effect.</p>	

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	<p>to travel due to onsite service provision and general sustainability of location (SA Objective 12), waste (provision for sustainable waste management is made in the policy through reference to ESD3) (SA Objective 14), water quality (SA objective 15), energy (compliance with energy and sustainable construction standards in ESD3 required) (SA Objective 16), use of resources (through requirement of policy for development to achieves exemplary performance with the sustainable construction standards for Bicester) (SA Objective 13), and tourism (by new public access to the woodland) (SA Objective 19).</p> <p>Minor negative effects are identified in relation to sustaining vibrant communities (SA Objective 6) as the A41 on the north east boundary and railway line on the north west boundary could represent significant noise sources, although the policy seeks to ensure these are mitigated.</p> <p>Performance regarding flood risk (SA Objective 2) is assessed as neutral.</p>	<p>crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted.</p> <p>Enhancement: Impacts of any new development on landscape, visual and historic assets should be fully assessed. Historic features of interest on the site should be retained and incorporated into a development.</p> <p>Graven Hill Wood should be maintained and enhanced.</p> <p>Green infrastructure links should be protected or enhanced.</p> <p>Mitigation: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Mitigation: Recommendations in the Level 2 SFRA Addendum (URS, September 2012) should be adhered to in any future development. Ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off</p>		

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		<p>water quality.</p> <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> <p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advance of the location.</p>		
Bicester 10 – Bicester Gateway	<p>The policy should have significant positive impacts in terms of job creation, economic growth and employment benefits. Minor positive effects are identified in terms of accessibility, reducing air pollution and reducing congestion since the site is in relative close proximity to existing services, facilities, residential and employment areas in Bicester and the policy aims to maximise connectivity between the new and existing developments.</p> <p>A minor negative effect is acknowledged for SA Objective 6 in relation to sustaining vibrant communities as although the policy does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site.</p> <p>Minor positive effects are also identified in terms of health and wellbeing given that it would increase informal recreation and green infrastructure, there is also a minor</p>	<p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels.</p> <p>Mitigation: ensure recommendations contained in the SFRA2 Addendum are observed. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: development should include recreational routes connecting the site to the cycle network.</p> <p>Mitigation: Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p> <p>Mitigation: Include provision of amenity services such as food shops and on site.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: development should promote sustainable design to manage potential noise</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications, except for the measure relating to provision of amenity services. However, the omission of the provision of amenity services would not result in a</p>	<p>Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.</p> <p>Mitigation may not be able to fully alleviate visual impacts on the Alchester SAM, and therefore in the interests of the precautionary principle some minor residual negative effects are recorded.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>positive regarding energy and waste management since the policy requires compliance with policies ESD1 – 7.</p> <p>There is potential for significant negative effects on objective 8 in relation to loss of agricultural land and significant negative biodiversity effects given the site is a District Wildlife Site and there are BAP habitats and protected species in close proximity to the site and with regards to efficient use of land since the site is on greenfield land. However the policy requires ecological surveys and the protection and enhancement of biodiversity, including an investigation of the cumulative impacts of development on this and surrounding wildlife sites and this is therefore assessed as being minor negative with these mitigation measures are fully implemented.</p> <p>Minor negative effects are identified with relation to the district’s heritage assets given that the site lies in an area of archaeological potential. Although mitigation is required in the policy there may be some residual impact. The Site is in Flood risk 2 and 3 to the east but this should be acceptable given its proposed non- sensitive uses.</p> <p>An uncertain effect is retained for SA Objective 4 as without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social</p>	<p>and traffic impact.</p> <p>Enhancement: development should ensure implementation of sustainable transport links.</p> <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: ensure protection and enhancement of key habitats and species.</p> <p>Mitigation: a full landscape and visual assessment, as well as a cultural heritage assessment, should be undertaken as part of any new development on the site.</p> <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should</p>	<p>significant adverse effect.</p>	

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	exclusion.	promote on-site renewable energy generation and energy efficiency.		
Bicester 11 – Employment Land at NE Bicester	<p>There are significant positive effects with relation to employment and economic growth (SA Objectives 17 and 18) due to the site being proposed for employment generating development.</p> <p>Significant negative effects are identified in terms of efficient use of land (the site is greenfield and contains areas of the best and most versatile agricultural land) and landscape and heritage (since built development in this location will affect the open setting of the RAF Bicester Conservation Area and potentially listed buildings/scheduled ancient monuments). However, the significant negative effects against SA objective 11 (landscape and heritage) is reduced to a minor negative effect due to the policy promoting development that respects the landscape setting, visual impact with regards to the neighbouring RAF Bicester site.</p> <p>A minor negative effect is acknowledged for SA Objective 6 in relation to sustaining vibrant communities as although the policy does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways and the airfield in close proximity to the site.</p>	<p>Enhancement: development should not encroach within a minimum of 8 m of the watercourse banks, and SUDS measures should be included in any future development. Development must be subject to a Flood Risk Assessment, and a surface water management framework should be adopted as part of a masterplan to reduce surface water runoff to greenfield runoff rates and volumes from the developed site as required by the EA, and as such prevent any resultant increase in flood risk posed to downstream land uses.</p> <p>Enhancement: any development of this site should include adequate provision of greenspace, protect and enhance existing rights of way and promote links to the open countryside from town.</p> <p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact. For example, including more planting of vegetation along site boundaries and strategic route ways to screen the noise impacts.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, a number of the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications. The omission of some of the mitigation/enhancement measures would not result in a significant adverse effect.</p>	Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>Minor positive effects are identified in relation to air quality and congestion due to the relative proximity of the site to areas of residential and other uses and the promotion of non-car modes of transport in the policy.</p> <p>Minor positive effects are identified in relation to accessibility to local facilities and services due to the policy's promotion of a high degree of integration and connectivity between new and existing development.</p> <p>Minor positive effects are also identified with regards to the consumption of resources, waste management and energy efficiency, because the policy requires adherence with plan policies ESD1-5 on sustainable construction and sustainable water management. (SA Objectives 13, 14, 16).</p> <p>A minor positive effect is identified for biodiversity because there are no ecological designations within the site and the policy requires that ecology surveys are undertaken to identify habitats and species of value and any mitigation measures required. It also specifies that ecological enhancement proposals should result in a net gain in biodiversity.</p> <p>An uncertain effect is retained for SA Objective 4 as without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social</p>	<p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the site.</p> <p>Mitigation: A full archaeology and cultural heritage assessment, as well as a visual impact assessment should be undertaken as part of any future development of the site.</p> <p>Green infrastructure links should be protected or enhanced.</p> <p>The existing mature hedgerows and block of woodland in the south west of the site should be protected.</p> <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new</p>		

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	exclusion.	<p>development.</p> <p>Mitigation: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: a full drainage impact assessment as well as SUDS design should be undertaken as part of any future development, to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> <p>Enhancement: new development should enhance the existing footpath network on the site.</p>		
Bicester 12 – SE Bicester	The SA has identified significant positive effects in relation to SA Objectives 1 (housing), 6 (vibrant communities), 7 (local services and facilities) and 17 and 18 (employment), due to the significant amount of development being proposed and range of new facilities, services and infrastructure being provided. Consequently, minor positive effects are identified for SA Objectives 3, 4, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: any development of this site should include adequate provision of greenspace.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3, 4, 11 and 16, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, with the exception of the</p>	Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p> <p>A significant negative effect is identified for Objective 8 in relation to the efficient use of land due to the fact that the site is largely situated on Grade 4 greenfield land.</p> <p>A minor positive effect is identified for objective 10 (Biodiversity) as it requires the provision of open space, the retention and enhancement of hedgerows, introduction of new landscaping features/wildlife corridors, which must ensure a net gain in biodiversity. It also requires a well-designed approach to the urban edge, with good access to the countryside.</p> <p>A minor positive effect is identified for objective 11 (Landscape and Heritage) as the policy requires a well-designed approach to the urban edge, with good access to the countryside. It also requires that new development respects the setting of the Scheduled Ancient Monument and the adjacent countryside.</p> <p>A minor positive effect is identified for Objective 19 I relation to tourism due to the sites close proximity to Wretchwick medieval village and provisions in the policy to enhance the attractiveness of Bicester for visitors in particular access to the monument, which is likely to increase capacity and facility</p>	<p>development.</p> <p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Mitigation: development should ensure re-use of existing building where possible.</p> <p>Any new development should ensure the adoption of sustainable construction and design practices and use of recycled aggregate.</p> <p>Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and onsite renewable energy generation.</p> <p>Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.</p> <p>Mitigation: ensure that archaeological features are preserved and the setting of above ground heritage assets, such as the Scheduled Monuments, is safeguarded. Where possible, interpretation boards and public access could be provided.</p> <p>Green infrastructure links should be protected or enhanced.</p>	<p>recommendation that the policy should seek to include visitor attractions, including cultural heritage on the site, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p> <p>However, the omission of the provision of tourist facilities would not result in a significant adverse effect.</p>	

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	for tourism in the area.	<p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> <p>Enhancement: new development should seek to include visitor attractions, including cultural heritage.</p>		
Bicester 13 – Gavray Drive	The SA has identified significant positive effects with regards to objective 7 concerning accessibility to local services and facilities. This is due to the fact that the site lies approximately 700m east of Bicester town centre and close to existing employment areas (industrial estate), residential development and services and facilities in the eastern area of the town, 800 m north east of	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment.</p>	Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5,	No significant adverse residual effects are identified.

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	<p>Bicester train station and the policy requires contributions towards the provision of secondary school places the incorporation of general greenspace, play space, allotments and sports provision, creating a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways.</p> <p>Consequently, minor positive effects are identified for SA Objectives 3, 4, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.</p> <p>A minor positive effect is identified for Objective 1 in recognition of the 300 homes (30% as affordable) planned for the site.</p> <p>A minor positive effect is identified for objective 5 in relation to crime, which is likely to be marginally reduced with the redevelopment and regeneration of derelict land near the town centre.</p> <p>While the site is within the urban area of the town, the land that it contains is Grade 4 Agricultural Land. Therefore, its development is likely to have a minor negative effect on Objective 8 which looks to improve efficiency in land use through the re-use of previously developed land.</p> <p>A minor negative effect is acknowledged for</p>	<p>Enhancement: any development of this site should ensure adequate provision of greenspace and links to the cycle and footpath network.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> <p>Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.</p> <p>Enhancement: Ensure development is limited to the areas identified as having</p>	<p>6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	

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	<p>SA Objective 6 in relation to sustaining vibrant communities as although the policy does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site.</p> <p>A minor positive effect is identified in relation to ecological effects (Objective 10). Due to the risk of a loss of designated and priority habitats, the policy requires any proposals for the site to manage the interface with County Wildlife Site and residential form, protect the Conservation Target Area and the County Wildlife site, potentially creating a County Wildlife Park within a central open space straddling Langford Brook. Furthermore, the policy makes it clear that the existing natural features should be key structuring elements of the development with new planting reinforcing the framework of existing vegetation to provide for the enhancement and creation of wildlife corridors.</p> <p>A minor positive effect is identified for objective 11 in relation to landscape and heritage sensitivities as there is capacity for residential development on site and no cultural heritage assets are located within or adjacent to the site. Furthermore, the policy requires the development to comply with Policy ESD16 and to retain significant vegetation and landscape features, creating a</p>	<p>low sensitivity to development and ensure high quality built development.</p> <p>Green infrastructure links should be protected or enhanced.</p> <p>Enhancement: development should promote sustainable transport measures and enhancement of the pedestrian and cycle network.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p> <p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location and the existing pond.</p>		

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	<p>high quality development.</p> <p>A minor positive effect is identified for objectives 17 and 18 as the policy requires contributions to improve the capacity and quality of local secondary school and community facility provision, which will generate long term employment, education and training opportunities in the area.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p>			
Banbury 4 - Bankside Phase 2	<p>The SA has identified a significant positive effect in relation to housing (SA Objective 1) as the development will provide approximately 600 new homes. 30% of the units will be affordable/social.</p> <p>A significant negative effect is identified in relation to efficient use of land because the site is greenfield and will result in the loss of Grades 2 and 3b agricultural land (SA Objective 8).</p> <p>A number of minor positive effects are identified, in relation to health and well being, poverty and social exclusion, sustaining vibrant communities , biodiversity (including protection of trees, retention of hedgerows & wildlife corridors), access to the countryside. (SA Objectives 3, 4, and 10)</p> <p>The policy requirements regarding</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Enhancement: Promote sustainable design to manage potential noise and traffic impact.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	<p>Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.</p>

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	<p>connectivity with the wider town, community facilities and existing and proposed development by sustainable means of transport has now been strengthened and scores a significant positive effect against SA objective 7 in relation local services and facilities and a minor positive against air pollution and congestion and reducing the need to travel (Objectives 9 and 12).</p> <p>A minor positive effect is recognised for Objective 11 (landscape and Heritage) due to the general lack of landscape and heritage sensitivity and the policy's requirement to protect the rural character of the Public Right of Way along the site's southern boundary and create green buffers.</p> <p>Site is well placed for accessing the Canal corridor and Rights of Way Network to the south of Bodicote which provide access to the Sor Brook Valley and beyond. Employment land and community facilities will be included within Bankside Phase 1 which will be easily accessible for residents of Phase 2.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction, sustainable waste and water management and the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects for objectives 13, 14, 15 and 16 in relation to sustainable resources, waste, water and energy management,</p>	<p>community's needs and support its health, social and cultural well-being. Ensure that access to the new football ground is provided close to the existing rugby club.</p> <p>Mitigation: development should promote sustainable design to create an attractive, high quality environment.</p> <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: Development should also promote biodiversity conservation/enhancement and habitat creation.</p> <p>Existing public rights of way should be protected and enhanced.</p> <p>Mitigation: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface</p>		

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	<p>respectively.</p> <p>There are likely to be potential benefits to local employment and skills from community self-build affordable housing. Therefore, employment and skills (Objective 17) and economy (SA Objective 18) are scored as minor positive.</p>	<p>water run-off and improvements in run-off water quality.</p> <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> <p>Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p>		
Banbury 6 – Employment Land West of M40	<p>The SA has identified a significant positive effect in relation to employment and economic growth through the provision land for employment uses. These effects may be positively amplified through the connectivity and proximity to other areas such as Canalside. (SA Objectives 17 and 18).</p> <p>No significant negative effects were identified.</p> <p>A minor negative effect is identified in relation to objective 3 (Health) as new footpaths and cycleways linking to existing networks to the west and east, will increase opportunities for recreation and healthier forms of commuting.</p> <p>An uncertain effect is retained for SA Objective 4 as without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social</p>	<p>Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed in the southern area of the site. SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west and east.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Enhancement: development should promote sustainable design to create an attractive, high quality environment</p> <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 10 and 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	Residual effects include the permanent loss of greenfield land but as there are buildings on the site, the effect is not likely to be significant.

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	<p>exclusion.</p> <p>As the majority of the site is previously developed land, the regeneration of this site would help improve the satisfaction of people with their neighbourhoods and would have a minor positive impact in relation to reducing crime and the fear of crime (SA Objective 5).</p> <p>A minor negative effect is acknowledged for SA Objective 6 in relation to sustaining vibrant communities as although the policy does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site.</p> <p>A minor negative effect is recorded for SA Objective 7 in relation to local service and facility provision as while development of the site would improve its accessibility to existing services and facilities, no facilities or services are planned. Consequently,</p> <p>Minor positive effects are identified in relation to landscape and heritage as the site has a high capacity to accept development in landscape terms and the policy's requirements to create a well-designed urban edge and limit visual intrusion into the wider landscape, protect the amenity of the public footpath network including satisfactory treatment of existing footpaths on the site and completion of a comprehensive</p>	<p>and renewable energy generation.</p> <p>Enhancement: development should promote biodiversity conservation/enhancement and habitat creation.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Public rights of way should be protected / enhanced.</p> <p>Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury (to the south east). Promote energy efficiency and on- site renewable energy generation.</p> <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>		

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	<p>landscaping scheme.</p> <p>A minor positive effect is identified for SA Objective 9 (air pollution) and 12 (traffic) as the policy requires new footpaths and cycleways linking to the existing networks, good accessibility to public transport and makes reference to the need to be in compliance with sustainable development policies ESD1-5 which will ensure that proposals relating to this site will be designed for energy efficiency and will make use of renewable and low carbon energy. Furthermore, the policy requires a detailed transport assessment and travel plan.</p> <p>A minor positive effect is identified for SA Objective 10 (Biodiversity) as there are no statutory biodiversity designations within the site and limited diversity with medium to low sensitivity. Furthermore, the policy makes provision for ecological enhancement through the creation of a green infrastructure network for Banbury and management of protected habitats and species on site.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction, sustainable waste and water management and the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects for objectives 13, 14 and 16 in relation to sustainable resources, waste and energy management, respectively.</p>			

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Banbury 8 – Bolton Road Development Area	<p>No significant negative effects are identified. Land at Bolton Road will be developed to provide new shopping and other town centre uses. The SA has identified a number of significant positive effects in relation to maintaining vibrant communities through the replacement of community centre and enhancing townscape and public realm (SA Objective 6); accessibility and air pollution as the thrust of policy is about improving accessibility and connectivity (SA Objectives 7 and 9).</p> <p>The use of resources and energy as the policy requires the incorporation of sustainable design/construction techniques and references policies ESD 1-5 in the site specific design and place shaping principles.</p> <p>Minor positive effects are identified in relation to housing, waste, health and well-being, employment, economic growth and tourism. (SA Objectives 1, 14, 3, 17, 18 and 19). Minor positive effects are also identified for landscape and historic assets (SA Objective 11) as re-development of the site has the potential to improve the rear of the historic properties on Parson's Street and remove newer buildings of little merit which are currently detracting from the historic environment. This is referenced in the site specific design and place shaping principles.</p> <p>A number of uncertain effects are identified in relation to efficient use of land because there</p>	<p>Mitigation: The contaminated land report needs to be provided to confirm the presence of contaminated land. If present the policy should include a requirement for the remediation of contaminated sites.</p> <p>Enhancement: The policy or masterplan being prepared for this site should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: It is unknown whether the level of parking proposed is appropriate. There is a need to compare the new parking standards with those proposed within the SPD when this is prepared.</p> <p>Mitigation: Awaiting information on river water quality and contaminated land assessment.</p> <p>Enhancement: Need to make reference to protection and enhancing biodiversity or cross refer to general policies.</p> <p>Mitigation (proposed in 2013 in the light of updated evidence): Protected species surveys should be required for any proposals, and include appropriate mitigation where found to be present.</p> <p>Enhancement: reference could be made to the inclusion of public art.</p> <p>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p>Enhancement: Policy should require a desk based assessment followed by a trenched</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant positive effects associated with the planned development will be enhanced by requirements added into the policy itself, and the minor negative effects will be mitigated by additional policy requirements within Banbury 8 and other policies within the Local Plan, such as: ESD 10 and ESD 16.</p> <p>No new mitigation/enhancement measures recommended.</p>	No significant adverse residual effects are identified.

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	<p>may be contamination present on the site (SA Objective 8); Reducing the need to travel (SA Objective 12) - because it is not known whether the level of parking to be provided within the development is appropriate; and water resources - as information is not yet available on river water quality and contaminated land (SA Objective 15).</p> <p>The LSCA 2013 identified the site as having some limited roosting potential for bats and birds. (Banbury LSCA, 2013).</p>	<p>archaeological field evaluation to be submitted as part of any planning application.</p> <p>Development design should take into account surviving archaeological deposits.</p>		
Banbury 15 – Employment Land E of Junction 11	<p>Significant positive effects are identified for objectives 17 and 18 in relation to economic growth and employment and training opportunity. The site has a medium capacity to accommodate industrial and/or commercial development and has been proposed for employment uses classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution), create jobs and training opportunities. A minor positive effect is therefore also likely in relation to SA objective 4.</p> <p>A significant negative effect is identified in relation to objective 8 concerned with improving efficiency in land use through the re-use of previously developed land as the site is largely greenfield Grade 3 and 4 agricultural land.</p> <p>A minor negative effect is acknowledged for SA Objective 6 in relation to sustaining vibrant communities as although the policy</p>	<p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment, and a surface water management framework should be adopted as part of a masterplan to reduce surface water runoff to greenfield runoff rates and volumes from the developed site as required by the EA, and as such prevent any resultant increase in flood risk posed to downstream land uses at Banbury.</p> <p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east and to the River Cherwell and Spiceball Country Park.</p> <p>Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications, except for the measure relating to provision of amenity services. However, the omission of the provision</p>	Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.

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	<p>does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site.</p> <p>A minor negative effect is identified for SA objective 7 on in relation to local services and facilities. Despite the site being approximately 1-2 km north east of Banbury town centre, and the policy requiring the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, it is relatively isolated from existing facilities and services in Banbury due to the location of the M40 in between the site and town, resulting in potentially negative effects.</p> <p>Minor positive effects are identified in relation to SA Objectives 3, 9, 12, 13 and 16, in relation to health, energy efficiency and sustainable transport benefits. This is largely due to the fact that the policy requires the provision of incidental open space and access provision, including the preparation of a Travel Plan and necessary contributions to transport improvements to allow for walking and cycling to the site which is currently relatively inaccessible.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective</p>	<p>Mitigation: Include provision of amenity services such as food shops on site.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: Include provision for access to services and facilities for any new development, e.g. footpaths and cycle routes from the site into Banbury.</p> <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Enhancement: Ecological enhancement measures should be included within any new development, e.g. woodland planting.</p> <p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> <p>Protect, connect and enhance the existing public rights of way to the south of the site.</p> <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>	<p>of amenity services would not result in a significant adverse effect.</p>	

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	<p>14 on waste and 16 on energy.</p> <p>Minor positive effects are identified for both objectives 10 and 11, concerned with ecology and landscape/heritage respectively. There no significant ecological, landscape or heritage sensitivities and large portions of the proposed site have capacity for commercial and industrial development. In order to safeguard and enhance local biodiversity, heritage and landscape features the policy requires the enhancement, restoration or creation of wildlife corridors, an archaeological survey before development is carried out on site and a comprehensive landscaping scheme.</p> <p>An uncertain effect is retained for SA Objective 4 as without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling, and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p>		
Banbury 16 – South of Salt Way – West	<p>The SA has identified significant positive effects with regards to objective 7 concerning accessibility to local services and facilities. This is due to the fact that the policy requires new open spaces, contributions towards the expansion of existing primary schools and/or the provision of the new school at Wykham Park Farm and contributions towards the provision of secondary school places and improved community facilities. Furthermore,</p>	<p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east.</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other</p>	<p>Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.</p>

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	<p>the policy requires the creation of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycleways and footways.</p> <p>Consequently, minor positive effects are identified for SA Objectives 3, 4, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.</p> <p>A significant negative effect is identified in relation to objective 8 concerned with improving efficiency in land use through the re-use of previously developed land as the site is largely greenfield Grade 3 agricultural land.</p> <p>A minor positive effect is identified for objective 1 in relation to housing as the policy outlines plans for the provision of at least 150 homes on the site.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p> <p>A minor negative effect is acknowledged for SA Objective 6 in relation to sustaining vibrant communities as although the policy does specify the need for the provision of public art to enhance the quality of the place, overall, it unlikely that these measures will</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> <p>Mitigation: existing buildings should be re-used where possible.</p> <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> <p>Mitigation: a full landscape and visual assessment, and a, archaeology and cultural heritage assessment, should be undertaken in respect of any new development on the site.</p> <p>Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p> <p>Public rights of way should be protected and</p>	<p>mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	

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	<p>be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site.</p> <p>Minor positive effects are identified for both objectives 10 and 11, concerned with ecology and landscape/heritage respectively. There no significant ecological, landscape or heritage sensitivities. Furthermore, the site has a medium capacity for residential development. In order to safeguard and enhance local biodiversity, heritage and landscape features the policy requires the enhancement, restoration or creation of wildlife corridors and that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows, and providing an appropriate development interface with Salt Way.</p> <p>Minor positive effects are identified for objectives 17 and 18 in relation to economic growth, employment and training opportunities due to the fact that the policy requires contributions to improve the capacity and quality of local primary and secondary school and/or a new primary school at Wykham Park Farm, and contributions to existing community facility provision, which will generate long term employment, education and training opportunities in the area.</p>	<p>enhanced.</p> <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p>		

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
Banbury 17 – South of Salt Way – East	<p>A significant positive effect is identified for objective 1 in relation to the potential provision of up to 1,345 dwellings on the site.</p> <p>The SA has identified significant positive effects with regards to objective 7 concerning accessibility to local services and facilities. This is due to the fact that the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Consequently, minor positive effects are identified for SA Objectives 3, 4, 6, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.</p> <p>A significant negative effect is identified in relation to objective 8 concerned with improving efficiency in land use through the re-use of previously developed land as the site is largely greenfield Grade 2 and 3 agricultural land.</p> <p>A minor positive effect is identified for Objective 10 in relation to ecology due to the lack of designated habitats or surface water features on site and provisions in the policy</p>	<p>Enhancement: Any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: Development should include recreational routes connecting the site to the existing footpath network to the north and west. Any loss of existing allotments, playing fields and recreation grounds should be relocated on other parts of the site.</p> <p>Enhancement: Development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Enhancement: Include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel. Ensure provision of new cultural facilities.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> <p>Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p> <p>Mitigation: Development should encourage reuse of buildings where possible and sustainable design.</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	<p>Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>for proposals to be accompanied by ecological surveys considering the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity.</p> <p>The combined landscape sensitivity and visual sensitivity of the site is medium – high. Furthermore, Bodicote Conservation Area is located immediately south east of the site, and development on this wider site may have an adverse impact on its setting. Despite the policy requiring that development be well designed with a ‘soft’ approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features and Landscape and Visual Impact Assessments and cultural heritage assessments, the significant scale of the development proposed is likely to result in at least minor negative effects overall for objective 11 (Landscape and Heritage).</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p> <p>Minor positive effects are identified for objectives 17 and 18 in relation to economic growth, employment and training opportunities due to the fact that the policy requires the provision of a new primary school, community and retail facilities, with additional contributions to improve the capacity and quality of local secondary</p>	<p>Enhancement: Development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Mitigation: Ecological surveys should be provided as part of any proposal for development. Any development proposals would need to be cognisant of the ecological impacts to the site of taking it forward, notably to habitats, reptiles and bats.</p> <p>Mitigation: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site.</p> <p>Existing hedgerows should be protected and enhanced, including the boundary with Salt Way.</p> <p>Existing public rights of way should be protected / enhanced.</p> <p>Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury. Promote energy efficiency and on-site renewable energy generation.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste</p>		

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	schools, which will generate long term employment, education and training opportunities in the area.	management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.		
Banbury 18 – Land at Drayton Lodge Farm	<p>The SA has identified significant positive effects with regards to objective 7 concerning accessibility to local services and facilities. This is due to the fact that the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Consequently, minor positive effects are identified for SA Objectives 3, 4, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.</p> <p>A significant negative effect is identified in relation to objective 8 concerned with improving efficiency in land use through the re-use of previously developed land as the site is largely greenfield Grade 2 agricultural</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.</p> <p>Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: Promote sustainable design to manage potential noise and traffic impact. Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health,</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, a number of the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p>	Significant adverse residual effects include the permanent irreversible loss of greenfield land and agricultural land.

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>land.</p> <p>A minor positive effect is identified for objective 1 in relation to the potential provision of up to 250 dwellings on the site, 30% of which would be affordable housing.</p> <p>A minor positive effect is identified for Objective 6 in relation to sustaining vibrant communities and cultural activity. Despite the fact that the site is bordered by the B4100 which could represent a significant noise source for new residents, the policy requires noise mitigation along the B4100, the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>A minor positive effect is identified for Objective 10 in relation to ecology due to the lack of designated habitats on site and provisions in the policy for proposals to consider the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside.</p> <p>A minor positive effect is identified for</p>	<p>social and cultural well-being.</p> <p>Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> <p>Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.</p> <p>Enhancement: Future management should seek to enhance the ecological diversity of the golf course area and re-establish the hedgerows that have been removed from field boundaries where practical.</p> <p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> <p>Mitigation: Any ongoing development associated with the golf course should seek to merge the site with the surrounding landscape and improve planting diversity.</p> <p>Enhancement: development should promote sustainable design and implementation of</p>		

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	<p>objective 11 (Landscape and Heritage). There is medium capacity for development on the site. Furthermore, in acknowledgement of the site's close proximity to the Drayton Conservation Area, the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features as well as Landscape and Visual Impact Assessments and Cultural Heritage Assessments.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p> <p>Minor positive effects are identified for objectives 17 and 18 in relation to economic growth, employment and training opportunities due to the fact that the policy requires the provision of a new primary school, community and retail facilities with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area.</p>	<p>sustainable transport measures</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> <p>Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p>		
Banbury 19 – Land at Higham Way	<p>The SA has identified significant positive effects with regards to objective 7 concerning accessibility to local services and facilities. This is due to the fact that the lies adjacent to Banbury town centre on the other side of</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Mitigation: Consideration of flood storage and flood protection measures will be required in</p>	<p>Many of the significant effects associated with the planned development will be mitigated and/or enhanced by other</p>	<p>No significant adverse residual effects are identified.</p>

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>the railway line and is therefore in close proximity to a range of existing local services and facilities and the policy requires financial contributions to improving the capacity of primary and secondary schools in the area, requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities.</p> <p>Consequently, minor positive effects are identified for SA Objectives 3, 4, 9, 12, 13 and 16 due to the associated health, reductions in poverty and social exclusion, energy efficiency, sustainable transport and air quality benefits of these new facilities and infrastructure.</p> <p>A significant positive effect is identified for SA Objective 8 in relation to the efficient use of land and re-use of previously developed land as the site sits on previously developed land.</p> <p>A minor positive effect is identified for objective 1 in relation to the potential provision of up to 150 dwellings on the site, 30% of which would be affordable housing.</p> <p>A minor positive effect is identified for objective 5 (Crime) as the regeneration of this site and the creation of masterplanned community complete with connections to neighbouring local amenities and employment land would help improve the satisfaction of people with their</p>	<p>any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.</p> <p>Residential development should be rolled back to outside of Flood Zone 3 areas. Development proposals will need to be accompanied by a Level 3 FRA involving detailed modeling.</p> <p>Enhancement: any development of this site should protect existing open spaces on the site and ensure adequate provision of greenspace and children’s playspace.</p> <p>Enhancement: Include requirement for provision of sustainable new employment-related development.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p> <p>Enhancement: Ensure good provision of services and facilities alongside housing, to reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.</p> <p>Enhancement: development should encourage</p>	<p>policies within the Local Plan, such as: BSC 2, 3 and 4, ESD 1, 2, 3, 4, 5, 6 and 7 and ESD 16.</p> <p>In addition, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications, except for the specific measures relating to flood zones/FRA. However, the omission of this specific measure would not result in a significant adverse effect, as there is still a requirement to take account of the SFRA for the site, which includes these recommendations.</p>	

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>neighbourhoods.</p> <p>A minor positive effect is identified for Objective 6 in relation to sustaining vibrant communities and cultural activity. Despite the fact that the site is bordered by the railway line running in to Banbury station, which could represent a significant noise source, the policy requires a noise survey to identify any mitigation measures. Furthermore, the policy requires proposals for the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities, including car free areas, which should help to reduce traffic noise further.</p> <p>A minor positive effect is identified for objective 10 in relation to ecology as there are no ecological designations within the site, development of this brownfield site would reduce the pressure of greenfield development and development on sites of greater ecological sensitivity. Furthermore, the policy requires provision of Green Infrastructure links beyond the development site to the wider town and open countryside, new open/urban spaces with new trees and the general biodiversity enhancement.</p> <p>A minor positive effect is identified for objective 11 (Landscape and Heritage) as the site sits within the urban fringe of Banbury limiting the landscape sensitivity. The Grimsbury Conservation area runs along the</p>	<p>reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> <p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location next to the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p> <p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p> <p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of a conservation area at the northern edge of the site. The development should seek to maintain or improve the urban landscape and green links along the canal/river corridor.</p> <p>Enhancement: development should promote sustainable design and sustainable transport measures.</p> <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing</p>		

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>northern boundary of the site; however, the Conservation Area is already affected by the presence of existing development on the site and its regeneration provides an opportunity to create development in keeping with the setting of the conservation area no significant negative effects are expected against the baseline.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, resulting in minor positive effects in relation to objective 14 on waste and 16 on energy.</p> <p>As the policy requires that any proposals outline appropriate treatment and remediation works for contaminated land and SuDS techniques, a minor positive effect is identified for Objective 15 in relation to water quality and efficiency.</p> <p>Minor positive effects are identified for objectives 17 and 18 in relation to economic growth, employment and training opportunities due to the fact that the policy requires contributions to improve the capacity and quality of local primary schools, which will generate long term employment, education and training opportunities in the area.</p> <p>The regeneration of the site close to the town centre would provide improved facilities and an improved sense of place, particularly in the vicinity of the railway station, which would enhance the attractiveness of the town</p>	<p>waste recovery and recycling and reduction of hazardous waste.</p> <p>Enhancement: promote the use of locally sourced materials.</p> <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. Consider the dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trail to prevent any further deterioration, and potentially improve levels of water quality</p> <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> <p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p>		

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	centre to visitors, with minor positive effects on Objective 19 (Tourism).			
Policy Villages 5 – Former RAF Upper Heyford	<p>Significant positive effects are identified for housing (SA Objective 1) and employment (SA Objectives 17 and 18) owing to the policy providing 1,600 new homes in addition to the 761(net) homes already permitted, jobs and training and community facilities (the site already has planning permission). A significant positive effect is identified for access to services because of provision of play space, allotments and outdoor sports provision and community facilities. (SA Objectives 3 and 7).</p> <p>A minor positive effect has been identified in relation to land use efficiency as part of the site is previously developed and part greenfield land. (SA Objective 8).</p> <p>A significant positive effect has been identified for health and well-being and a minor positive effect of reducing poverty and social exclusion, (SA Objectives 3 and 4) as greenspace, play space, allotments and outdoor sports provision and community facilities will be provided.</p> <p>The effects on crime and the fear of crime (SA Objective 5) are considered to be minor positive.</p> <p>Minor positive effects are identified for air quality as the site is isolated leading to long</p>	<p>Mitigation: Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station.</p> <p>Mitigation: Ecological surveys should be provided as part of any proposal for development. Development should also promote biodiversity conservation/ enhancement and habitat creation in particular linkages with existing ecological designations and BAP priority habitats.</p> <p>Mitigation: A full landscape and visual assessment should be undertaken in respect of any new development on the site.</p> <p>Mitigation: new development should seek to include visitor attractions that complement and enhance the character of the former RAF base, including greenspace, by taking advantage of the location.</p> <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site.</p> <p>Mitigation: development should encourage reuse of buildings where possible and</p>	<p>As noted in Table 8.3 of the 2013 SA Report many of the significant effects associated with the planned development will be mitigated and/or enhanced by other policies within the Local Plan, such as: BSC 3 and 4, ESD 1, 2, 3, 4 and 5, ESD 6 and ESD 16.</p> <p>In addition, with the exception of the suggestion to provide new bus linkages to and from the nearby rail station, the other mitigation and enhancement measures put forward during the SA Addendum process have been incorporated into the main modifications.</p> <p>While specific bus linkages have not been</p>	No significant adverse residual effects are identified.

New or Revised Policy / site	Summary of the impacts of the new and revised Submission Local Plan policies incorporating proposed Main Modifications	Mitigation / enhancement measures put forward throughout the SA process (new measures proposed during SA of proposed Main Modifications shown in bold text)	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>travel distances to the towns however the policy states specifically that the intention is to promote walking, cycling and other methods of public transport. It may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies. (SA Objective 9).</p> <p>Minor positive effects are identified for SA Objectives 10 and 11 as the policy will encourage the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be across the whole of the former airbase.</p> <p>The policy includes references to retention of buildings, structures, spaces and trees which should have the positive effect of reducing resource demand through use of existing materials / structures. Furthermore, building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings with their character area. The policy does not specifically state anywhere that the site should include locally sourced materials / products, reduce materials consumption or recycle demolition materials. It also does specifically refer to low energy generation opportunities on this large redevelopment site, resulting in significant positive effects against this objective. Furthermore, the policy does specifically requires exemplary compliance</p>	<p>sustainable design.</p> <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment and SUDs incorporated.</p> <p>Enhancement: any development of this site should ensure adequate provision of greenspace, as well as protection and/or enhancement of the Public Rights of Way.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> <p>Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation.</p> <p>Enhancement: Public rights of way should be protected and enhanced.</p> <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>	<p>recommended it is envisaged that the policy requirement for a travel plan will provide sufficient measures to prevent significant adverse effects.</p>	

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	<p>with policies ESD1-5 which include energy and resource use and therefore the development would be likely to be positive with regards to waste and energy.</p> <p>An uncertain effect has been retained for Objective 6 in relation to vibrant communities. This is due to the uncertainty associated with the potentially significant increases in receptors affected by increased noise on the strategic route ways around the site coupled with the potentially positive cultural effects associated with construction of a heritage centre.</p> <p>The provision of a heritage centre is considered to have a minor positive effect on tourism (Objective 19).</p>	<p>Enhancement: ensure sustainable waste management on the site.</p> <p>Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.</p> <p>The Former RAF Upper Heyford Conservation Management Plan (2005) outlines a number of objectives for the site which should be respected and incorporated into an appropriate masterplan. These include:</p> <ul style="list-style-type: none"> •Develop a detailed record of the site’s built heritage, archaeology and ecology; •Maintain the integrity of the Cold War landscape, integrating the airbase with the Cherwell Valley landscape; •Ensure that the overall plan of the airbase is evident on the ground; •Provide visual and spatial separation of the new residential development from the Cold War airfield landscape; •Ensure that retained structures are monumentalised or given new uses that maintain their integrity, ensuring that a representative range of Cold War buildings are retained and conserved; •Provide improved footpath, bridleway and cycle track access across the site compatible with its heritage and nature conservation significances. 		

Findings of the Habitats Regulations Assessment

- 8.15 The HRA Screening Report noted that there is one international site within the District of Cherwell: Oxford Meadows Special Area of Conservation (SAC). This site is located in the south-western corner of the District and is designated due to the lowland hay meadow habitats it supports. The HRA Screening Report also identified four other international sites within 20 km of the district boundary. These are: Cothill Fen SAC, Little Wittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC. The Screening Report stated that these sites were eliminated from the HRA process as it is extremely unlikely that there will be any likely significant effect on these sites as a result of the Local Plan.
- 8.16 The HRA Screening Report examined all the strategic housing allocation sites, the proposed strategic employment sites, and the proposed strategic town centre allocations and found that these are not to lead to likely significant effects on Oxford Meadows SAC. It also examined 28 policies in the Plan that may lead to development in the long term and found that these are also not to lead to likely significant effects on Oxford Meadows SAC. The HRA Screening Report found that the remaining policies in the Plan will not lead directly to development and will not have any likely significant effects on the Oxford Meadows SAC.
- 8.17 As a result the HRA Screening Report concluded that none of the 76 policies (or the proposals therein) present in the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications (August 2014) will lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects.

Potential cumulative effects of the Cherwell Local Plan as proposed to be modified

- 8.18 The SEA Regulations require an assessment of cumulative effects. Cumulative effects arise, where several developments each have insignificant effects but together have a significant effect; or where the effects of different elements of the plan will have a combined significant effect. The term can also be used to describe synergistic effects, which interact to produce a total effect greater than the sum of the individual effects.
- 8.19 Again, in order to be consistent with the original SA Report, separate cumulative effects assessments have been undertaken following the assessment of the Submission Local Plan incorporating the proposed Main Modifications:
- Table 8.3 identifies the potential cumulative effects of the proposed development at Bicester.
 - Table 8.4 identifies the potential cumulative effects of the proposed development at Banbury.
- 8.20 The results of the cumulative effects assessment which has considered the potential cumulative effects of the Local Plan as a whole with other programmes, plans, policies and projects is presented in Table 8.5. The programmes, plans, policies and projects have been identified on the basis of reasonably foreseeable forthcoming activities / development which would occur within the plan period and relate only to published plans or related documents (such as options consultation documents).
- 8.21 The potential cumulative effects of the proposed development at Bicester show that the most likely **significant adverse cumulative effects** relate to the loss of greenfield and agricultural land. There is also the potential for significant adverse cumulative effects with respect to air quality, biodiversity and the landscape, although these are not certain. At Banbury, potential significant adverse cumulative effects relate to the loss of agricultural land and potentially landscape.
- 8.22 **Significant positive cumulative effects** at Bicester are likely to arise with respect to employment and the economy of the town and the contribution of development towards reducing poverty and social exclusion, and creating vibrant communities. Similar significant positive cumulative effects are likely at Banbury.

- 8.23 For the Plan area as a whole, it is likely that the additional growth in the proposed Main Modifications is likely to generate traffic across the District and beyond, because it also allows for additional development at Former RAF Upper Heyford and the Rural Areas. These locations are less well served by local services and facilities (although the additional development should help to create extra demand for them assisting with their viability), and therefore it is likely that many residents will continue to work and use services and facilities elsewhere. This, along with the additional development, is likely to lead to a sense of increased urbanisation in a predominantly rural District. It is difficult to assess whether this is likely to be significant in SA terms, or whether this will affect environmental receptors such as biodiversity (which is likely to be more influenced by land management practices such as farming), but for some residents the difference is likely to be noticeable.
- 8.24 The additional growth will also place greater pressure on water resources and waste water treatment works, although this should be addressed through the resource planning and investment programmes of the water companies.
- 8.25 Conversely, the additional housing and employment, not only at Bicester and Banbury, but elsewhere in the District is likely to lead to cumulative positive effects with respect to the local economy, and social objectives such as meeting housing need in smaller communities.
- 8.26 The assessment of cumulative effects of the Submission Local Plan incorporating proposed Main Modifications, with other plans, programmes of projects did not identify any significant cumulative effects.

Reasons for selecting the preferred alternatives

- 8.27 The reason for inclusion of each Main Modification to the Local Plan is recorded in the Council's schedule of Main Modifications. More detail about the reasons for selecting the preferred alternatives relating to the more significant Proposed Main Modifications such as the new policies and/or strategic allocations has been provided at the end of the preceding **Chapter 7**.

Table 8.3: Potential cumulative effects of development proposed at Bicester

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Bicester 13	Potential negative cumulative effect on loss of greenfield land and soil resources due to scale of greenfield development around the town. Potential increase in surface water runoff is addressed by the Local Plan policies.	Loss of greenfield land cannot be mitigated due to the scale of proposed development. Mitigation: Loss of soil resources requires policy to encourage reuse of soils on site. Suggest addition to Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment.	This is addressed fully in some of the site specific policies but not in all of them which are on greenfield land which may also be agricultural land. The policies do not require a soil management plan, but enable one to be requested.	Significant adverse residual effects from the cumulative impact of permanent loss of agricultural land surrounding Bicester.
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Bicester 13	Potential temporary negative cumulative effect on air quality and traffic in the short, medium and long term from construction at sites around the town and construction traffic. This will be dependent on the timing of construction but it is likely that several sites will be constructed simultaneously and the Bicester 1 North West Bicester Eco-Town construction will continue beyond the Plan period. Potential temporary but reversible negative cumulative effect on air quality and transport from increased traffic within the town from the operation of the new developments.	Mitigation: a traffic model should be developed for Bicester incorporating known information about construction timing/phasing and operation of developments in order to assess potential cumulative effects on air quality and traffic congestion. This model could be used to inform planning applications (in assessing cumulative effects of strategic developments), conditions (e.g. bus services and securing travel plans for developments) and informing the Bicester Masterplan. The model would ensure that potential increases in air pollution can be mitigated through the movement strategy to be proposed within the Bicester Masterplan.	Bicester (2013) Movement Studies completed.	Residual temporary negative cumulative effect on air quality.
Bicester 1 Bicester 2	The policies for the large scale mixed use developments all contain requirements to create	Mitigation: A comprehensive biodiversity mitigation and enhancement plan for Bicester	This mitigation measure has now been addressed through the commission of an Assessment of	Residual cumulative negative impact on biodiversity from the level

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
Bicester 3 Bicester 4 Bicester 8 Bicester 10 Bicester 11 Bicester 12 Bicester 13	<p>habitat and achieve biodiversity net gains, as does Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment.</p> <p>However, there is still potential for negative cumulative effects on biodiversity from the scale of development and urbanisation proposed around the town which requires a joined up approach to ensure that effects are mitigated for protected species, habitats and wildlife, and that corridors are created and maintained, with the aim of ensuring an overall net benefit. Potential effects might include effects on bats from loss of feeding areas, flight routes either from physical removal of features such as hedgerows or from light pollution from the new developments.</p>	<p>could be developed as part of the Bicester Masterplan, incorporating survey information provided by developers. The mitigation and enhancement plan should ensure that protected species and BAP habitats are protected and enhanced and a network of wildlife corridors is developed around the town, incorporating green travel routes and public access where possible and where habitats are robust.</p> <p>Mitigation: Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted.</p>	Cumulative Impact of Development at Bicester and the preparation of a Biodiversity Mitigation and enhancement Strategy.	of development.
Bicester 2 Bicester 10 Bicester 12 Bicester 13	<p>Potential negative cumulative effect on Local Wildlife Sites from development at Bicester 2, Bicester 10, Bicester 12, and Bicester 13. A buffer could be used in Bicester 2 to ensure birds are not disturbed/affected by urbanisation. There may be less impact from disturbance at Bicester 10 as this development will involve the creation of high tech jobs</p>	<p>Mitigation: Policy Bicester 2 should require ecological assessment to include assessment of effects on the Local Wildlife site taking account of the development proposed at Bicester 10 through a cumulative effects assessment as part of the Environmental Impact Assessment (EIA) that will need to be prepared for a planning application. Appropriate mitigation should be put in</p>	<p>An ecological assessment of the cumulative impacts on wildlife sites around Bicester is being undertaken.</p> <p>Policy Bicester 2 and 13 require an Ecological Management Plan which demonstrates no net loss of biodiversity.</p>	<p>Provided the mitigation measures identified by the cumulative ecological effects assessment are successfully implemented the residual impacts on biodiversity around Bicester are likely to be minor.</p>

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
	which should not be associated with impacts such as noise/pollution.	place. Policy Bicester 13 requires an Ecological Management Plan to ensure long-term conservation of habitats and species within the site.		
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 8 Bicester 10 Bicester 11 Bicester 12 Bicester 13	Potential negative cumulative effect on landscape from scale of greenfield development proposed around the town. Development proposed (including permitted development) could double the built footprint of the town in a relatively short period of time. Careful treatment of visual effects will be required, especially with regards to the new gateways into the town and the new urban edges.	Mitigation: Planning applications should include design codes developed in partnership with developers, which take into account local styles and materials. The planning applications should include design requirements relating to gateways to the town, urban edges, green buffers required and visual screening and/or building heights. This will need to be informed by developers and the landscape sensitivity and capacity study (December 2013 and 2014 Addendum).	Green Buffers have been proposed around Bicester	There are likely to be some residual cumulative negative effects from the scale of development.
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 8 Bicester 10 Bicester 11 Bicester 12	Several proposed sites (Bicester 1, Bicester 2, Bicester 3, Bicester 10, Bicester 4, Bicester 8,) contain archaeological constraint priority areas. Bicester 12 contains a Scheduled Ancient Monument but the policy requires protection of this feature using a landscape buffer. Bicester 8 is a Conservation Area, containing a number of National Monument Records within the site and within the	Mitigation: A policy is required with regards to the treatment of archaeological finds associated with the strategic sites. This policy should be developed in consultation with English Heritage. Information about new archaeology should be made available to the public and could create a benefit to the town and tourism.	Policy ESD16 addressed this mitigation measure generally. Bicester 12 requires development to conserve archaeological heritage and a scheme which respects the Wretchwick Deserted Medieval Settlement.	There is unlikely to be significant residual negative effects with regards archaeology as the Local Plan requires archaeological survey and the recording of finds.

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
	<p>surrounding areas but the policy for this site requires protection of sensitive historic fabric of the buildings.</p> <p>Policy ESD 16: The Character of the Built and Historic Environment aims to protect and enhance historic assets and requires assessment of potential effects on historic assets.</p> <p>However, there is a potential for negative cumulative effects with regards to archaeology as archaeological potential is identified within most of the strategic sites. This is because the development of all of the strategic sites could lead to a loss of unknown archaeological resources. There is an opportunity for archaeological finds resulting from the development of the strategic sites to be recorded, producing a historical resource for local people.</p>			
Bicester 1 Bicester 2 Bicester 4 Bicester 5 Bicester 6	Potential positive cumulative effects on employment and the economy of the town, providing more jobs than new homes and thus supporting a decrease in out commuting for work. Along with improvements to the town	None required.	N/A	N/A

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
Bicester 8 Bicester 10 Bicester 11 Bicester 12 Bicester 13	centre and transport accessibility, the increased workers within the town could help keep wealth circulating around the town, rather than taking people out of the town during the working day.			
All Bicester Strategic Site Policies	Potential positive cumulative effect in terms of the provision new development contributing towards reducing poverty and social exclusion, and creating vibrant communities.	None required.	N/A	N/A

Table 8.4: Potential cumulative effects of development proposed at Banbury

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
All Banbury Strategic Site Policies	Potential positive cumulative effect in terms of the provision of new development contributing towards reducing poverty and social exclusion, and creating vibrant communities.	None required.	N/A	N/A
Banbury 2 Banbury 3 Banbury 4 Banbury 5 Banbury 12 Banbury 15 Banbury 16 Banbury 17 Banbury 18	Potential negative cumulative effect on loss of greenfield land, valuable agricultural land and soil resources due to scale of greenfield development around the town.	Mitigation: Loss of soil resources requires policy to encourage reuse of soils on site. Suggest addition to Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment. Policy assessments put forward several mitigation measures suggesting allotments are provided on the best and most versatile agricultural land where	This is addressed in some of the site specific policies but not in all of them which are on greenfield land which may also be agricultural land. The policies do not require a soil management plan, but enable one to be requested.	Significant residual effects include the cumulative negative impact of permanent loss of agricultural land surrounding Banbury.

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
Banbury 12 Banbury 4 Permitted development Bankside Phase 1	Potential negative cumulative landscape effects on Bodicote village from urbanisation of the areas to the north and east of the village. Potential cumulative negative impacts in terms of traffic generation, noise, and light pollution.	No additional mitigation to that proposed for Banbury 12 (in terms of impacts on nearby communities) can be suggested to mitigate for urbanizing effects. The greatest influence is from the permitted Bankside Phase 1 development which is located closest to the village.	N/A	Residual negative cumulative impacts on landscape

Table 8.5: Potential cumulative effects (other projects, plans or programmes)

Project, plan or programme	Potential cumulative effects	Mitigation/ enhancement measures needed	Response to mitigation	Residual effects
Cherwell Local Plan 2013 and the High Speed Rail 2 London to Birmingham national infrastructure project.	The preferred route of the High Speed Rail 2 passes through Cherwell district, through Fringford ward to the north of Bicester and is likely to have negative impacts on the environment and local communities in that area. Policy SLE5: High Speed Rail 2 – London to Birmingham has been included in the Local Plan in order to minimise the adverse impacts on the environment in Cherwell and maximise the benefits that could arise from the proposal, particularly in terms of improving rail services on the West Coast mainline and economic impacts. There is a potential for residents of the communities within the Fringford ward to be adversely affected by construction traffic and activities, however, policy SLE5 seeks to address such potential effects. Bicester is also close by. It is unlikely that the development proposed at Bicester could combine with the potential adverse effects of the High Speed Rail 2 to create cumulative impacts, such as in relation to landscape and visual effects, urbanisation, and noise impacts due to the distances involved. Therefore it is	None proposed	N/A	N/A

	<p>concluded that no cumulative effect is likely in relation to the Cherwell Local Plan and the High Speed Rail 2.</p>			
<p>West Northamptonshire Joint Core Strategy Local Plan (Part 1) – Tracked Changes Version including Proposed Main Modifications (January 2014) Plans for development in South Northamptonshire to 2026.</p> <p>Brackley and Towcester will continue to provide local service centres.</p> <p>Brackley – about 2,160 new homes proposed.</p> <p>Towcester – about 2,650 new homes proposed.</p> <p>South Northants rural areas about 2,360 new homes proposed.</p> <p>Provision of 28,500 jobs over plan period 2010 to 2026.</p> <p>Employment provision within South Northants district including:</p> <p>high technology motorsport cluster at Silverstone Circuit; local employment provision within sustainable urban extensions as set out in the sustainable urban extension policies; and tourism and visitor development in the rural areas.</p> <p>West Oxfordshire Draft Local Plan Consultation October 2012 Plans for the period 2011 to 2029</p> <p>New residential development, economic development and supporting services will take place within and on the edge of the main service centres of Witney, Carterton and Chipping Norton.</p> <p>Development elsewhere will be much</p>	<p>Housing and employment growth is planned in the districts immediately surrounding Cherwell. The main focus of growth in Cherwell, Bicester and Banbury, are relatively remote from the larger settlements in neighbouring districts. Brackley is the closest to both of them, but is of relatively small size and is only due to receive relatively modest growth. This is also the case for Witney, Carterton and Chipping Norton in West Oxfordshire, and Stratford. The main towns in Aylesbury Vale, including Aylesbury itself, are some distance away from the main growth in Cherwell and therefore are unlikely to have in-combination effects even though they are likely to experience significant growth.</p> <p>The main relationship between Cherwell is with Oxford, particularly with Bicester. The Cherwell Local Plan aims to reduce out commuting from the district for work and create more self-sufficient towns in Bicester and Banbury.</p> <p>No cumulative effects have been identified between the Cherwell Local Plan and housing and economic growth within the neighbouring districts. It should be noted, however, that all local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review.</p>	<p>None proposed</p>	<p>N/A</p>	<p>N/A</p>

<p>more limited.</p> <p>Witney – around 1,900 new homes to include Strategic Development Areas to the west (1,000 homes) and east (300 homes)</p> <p>Carterton – around 1,850 new homes including Strategic Development Areas to the east of Carterton (700) and at REEMA North and Central (400)</p> <p>Chipping Norton – around 600 new homes</p> <p>Vale of Aylesbury Local Plan (VALP)The Core Strategy was withdrawn in 2010 and there are no saved policies in the Local Plan which provide a development strategy for the district.</p> <p>The Council withdrew the Vale of Aylesbury Plan Strategy in February 2014 in accordance with an independent planning inspector’s suggestion.</p> <p>The Council has started work on a new Plan, the Vale of Aylesbury Plan (VALP), which recently (May 2014) underwent an eight week ‘Regulation 18’ consultation on the content and scope of the new plan (VALP).</p> <p>Aylesbury and Buckingham are the main towns within the district.</p> <p>NB. South Oxfordshire has a short border with Cherwell but it is not considered that activities within South Oxfordshire are likely to significantly affect Cherwell.</p> <p>Adopted Oxford Core Strategy 2026</p>				
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5,986 new dwellings and 12,590 new jobs proposed within Oxford.

Stratford-on-Avon Draft Core Strategy 2012

This latest version of the Core Strategy consulted on options for the distribution of development across the district which included different percentages of housing and employment growth directed to Stratford-upon-Avon, main rural centres local service villages and rural brownfield sites. 8,000 new dwellings are proposed within the plan period 2008-2028.

In 2013 the council consulted on a small number of specific matters which had not featured in the previous 2012 draft. These include a Canal Quarter Regeneration Zone in Stratford-upon-Avon together with two employment areas on the edge of town, south of Alcester Road and east of Birmingham Road; and a new settlement comprising about 4,800 dwellings in the Gaydon/Lighthorne Heath area.

In February 2014 the council carried out a further focused consultation on a small number of specific matters, including: changing the plan period to 2011-2031; changing the housing requirement to 10,800 homes over the period; and site options for meeting the proposed increase in the housing requirement.

9 Conclusions

Introduction

- 9.1 This SA Addendum Report brings together the results of an intense period of work over two months that has sought to identify the effects of a range of alternatives to the Cherwell Submission Local Plan in order to ensure that the final adopted Local Plan accommodates the full objectively assessed needs of the Cherwell District.
- 9.2 The SA Addendum work builds on the earlier SA work on the Submission Local Plan. The Local Plan Strategy remains unchanged. It is not intended to replace the earlier SA work, but to supplement it, by providing further assessment as necessary in order to help the District Council make decisions and choose the most appropriate strategy for accommodating the additional development identified as being needed over the period covered by the Local Plan. A Scoping Report for the SA Addendum work was prepared in June 2014 and the comments of consultees reflected in the work as appropriate.
- 9.3 The SA Addendum work has involved close working between LUC, as the appointed SA consultants, and Council officers, with the findings of the SA work feeding into the decision-making process throughout. The SA Addendum work takes into account up-to-date evidence on the objectively assessed housing and jobs provided by independent consultants, plus other technical studies as relevant.

The influence of the SA Addendum on the Cherwell Local plan

- 9.4 The aim of the SA Addendum work has been to be objective and to be as consistent as possible with the method of approach as was used for the original SA. It used the same SA objectives, appraisal matrices, and where possible sought to use similar assumptions when coming to judgements on the likely effects of the reasonable alternatives and the proposed Main Modifications.
- 9.5 Although the SA has considered the sustainability effects of all the proposed Main Modifications, the primary focus of the work has been on the alternative options for accommodating the additional development identified as being needed through the work on objectively assessed housing needs and the economic analysis. This work has identified the need to accommodate a significant increase in housing and also for additional employment land.
- 9.6 The SA Addendum has assessed the quantum of development, the overall spatial strategy for accommodating the additional development, and the locations where the additional development should be more appropriately delivered. Reasonable alternatives were considered as part of this process.
- 9.7 The SA Addendum found that the overall spatial strategy in the Submission Local Plan should continue to be pursued for the additional development identified as being needed, taking into account that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the District for new housing.
- 9.8 The spatial strategy set out in the Submission Local Plan involves focusing the majority of development at the two main towns in the District – Bicester and Banbury – whilst allowing for some development to meet the needs of rural communities. In the rural areas, a key component is the provision of development at Former RAF Upper Heyford, where a new community is taking shape. The proposed Main Modifications continue to pursue this approach, and the SA Addendum work has found that this represents a balanced and proportionate way of accommodating the additional development.

- 9.9 There are environmental constraints that affect many parts of the District, such as flood risk, landscape, biodiversity, heritage, and agricultural land but these are not of such significance to preclude further development from happening in the locations proposed. Banbury has particular topographical constraints that make it more of a challenge to accommodate development around parts of the town than at Bicester, but it has the advantage of being a sub-regional centre in its own right and therefore needs to accommodate some of the additional growth in order to maintain and reinforce its role and function. It is of note that as part of the proposed Main Modifications a new employment site has been identified east of Junction 11 of the M40, as the motorway has up until now acted as the eastern-most boundary to expansion of the town.
- 9.10 Bicester is more heavily influenced by Oxford, and growth at the town should help to strengthen its ability to reinforce its own identity and critical mass, in terms of housing, jobs, retail and community services and facilities, so that residents have less desire to travel elsewhere to meet their needs. The town itself offers opportunities for employment development within easy access of residents.
- 9.11 The rural areas also need to accommodate some additional development in order to provide for affordable housing and to support their local services and facilities, but on a scale that is commensurate with their role and character, and not so great that it leads to unsustainable transport movements, often on rural roads.
- 9.12 Former RAF Upper Heyford is constrained by its heritage value, its nature conservation interest, and the proximity of nearby villages, but it offers the opportunity for environmental improvements to develop into a more significant settlement in its own right that provides for a greater range of jobs, services and facilities on previously developed land.
- 9.13 The SA Addendum work assessed a number of strategic development locations for both housing and employment at Bicester, Banbury and Former RAF Upper Heyford. These included intensification of existing allocations in the Submission Local Plan, extensions to existing allocations, and new allocations. In many instances, environmental constraints were identified that could give rise to significant adverse effects if developed without adequate mitigation. The appraisal process sought to identify the potential positive and negative effects, and what mitigation would be needed, in order to inform the final selection of additional development locations in the proposed Main Modifications and the criteria that should apply to ensure that they are developed sustainably.
- 9.14 The SA Addendum records the reasons of the Council why some reasonable alternatives were included in the proposed Main Modifications, and others rejected.
- 9.15 The SA of the proposed Main Modifications found that these are likely to give rise to a range of significant positive effects, particularly with regard to social and economic SA objectives. Because the policies in the Submission Local Plan, together with the proposed Main Modifications, have a range of safeguards that seek to avoid significant adverse effects on the environment, few significant residual adverse effects were identified. The main significant residual adverse effect was the loss of greenfield, often agricultural land, that cannot be avoided if the full needs of the District are to be accommodated. Minor adverse effects remain in some instances, but should be able to be mitigated through proper implementation of the numerous policy requirements included in the Submission Local Plan and the proposed Main Modifications.

Cumulative effects

- 9.16 The main cumulative effects that have been identified in relation to the Submission Local Plan incorporating the proposed Main Modifications are similar to those for individual development locations – significant positive effects with respect to social and economic SA objectives, and significant adverse effects with respect to the loss of greenfield, agricultural land to development. No significant cumulative effects were identified with respect to other plans and programmes of neighbouring authorities.

Difficulties encountered

- 9.17 Schedule 2 of the SEA Regulations requires the SEA Report to include “a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”. The main difficulty encountered while carrying out the SA work was in trying to be consistent with an approach to the SA that was developed by the consultants who carried out the original SA work on the Submission Local Plan. Although there were many similarities, the approach used for the original SA differed in parts from the approach normally adopted by LUC, even though the ultimate aim of the SA work is the same – to identify significant effects of implementing the plan and reasonable alternatives.
- 9.18 However, consistency in SA work is important in order to aid transparency, robustness and like-for-like comparison between reasonable alternatives, and therefore the approach adopted in the original SA work continued to be used with respect to the SA Addendum work. This meant revising the original SA matrices where proposed Main Modifications are putting forward changes to policies, and creating new SA matrices but using the same framework for new policies. The approach and level of detail of the SA, for example, with respect to the identification of cumulative effects was the same as was used in the original SA.
- 9.19 In addition, because of the tight timetable for carrying out the SA of reasonable alternatives for accommodating the additional development identified as being needed in the District, and also for the carrying out the SA of the resulting proposed Main Modifications, the SA work had to be carried out rapidly. It is a complex process to report upon, but the SA Addendum covers all the work undertaken and provides an audit trail of the decision-making process.
- 9.20 In our view, despite the challenges, the SA Addendum work has been carried out thoroughly and accurately, and with due regard to the SEA Regulations. We would like to thank Cherwell District Council officers for checking the SA work, particularly the factual content, to minimise the likelihood of errors being included in this report.

Monitoring

- 9.21 Once the Local Plan is adopted, the significant effects identified in the original SA work and this SA Addendum will need to be monitored. Appendix F of the original SA sets out a range of indicators for monitoring framework the implementation of the Local Plan.
- 9.22 We recommend that the monitoring framework is developed in more detail and recorded in the SA/SEA Adoption Statement when the Local Plan is adopted, with clear structure to show what monitoring needs to take place and why, who should be responsible for carrying out and reporting on the monitoring, and the arrangements for remedial action should the monitoring work identify unexpected significant effects.

LUC

October 2014



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Cherwell Local Plan Submission SA Addendum for Main Modifications (October 2014): Non-Technical Summary

Final Report
Prepared by LUC
October 2014

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Introduction

- 1.1 Cherwell District Council (CDC) commissioned LUC in June 2014 to carry out the additional Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) work required for the Cherwell Submission Local Plan.
- 1.2 During the Examination hearing sessions for the Local Plan in June 2014, the Inspector requested that CDC prepares Main Modifications to the Submission Local Plan, involving increased levels of housing delivery over the plan period to meet the full, up to date, objectively assessed needs of the District, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). The Inspector made it clear that the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. An SA/SEA addendum is needed to inform and test the Main Modifications to the Local Plan.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.3 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Local Plans. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for the Cherwell Local Plan to be subject to SA and SEA throughout its preparation.
- 1.4 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. Government guidance¹ provides information to assist users in complying with the requirements of the SEA Directive through a single integrated SA process – this is the process that is being undertaken for Cherwell District. In addition, the guidance widens the SEA Directive’s approach to include social and economic as well as environment issues. From here on, the term ‘SA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Directive’.

Purpose of this SA Addendum Report Non-Technical Summary

- 1.5 This report is the Non-Technical Summary of the SA Addendum to the full 2013 SA Report² for the Cherwell Local Plan Submission version, and should be read alongside that report, as together they seek to meet the requirements of the SEA Directive.
- 1.6 The SA Addendum describes the options considered by Cherwell District Council following the hearing sessions in June 2014, which include options for the quantum of housing and employment development to be delivered as well as spatial options relating to how development should be distributed across the District. The options have been subject to SA by LUC, and the findings have informed Cherwell District Council’s work on preparing Proposed Main Modifications to the Local Plan. This Non-Technical Summary summarises the potential sustainability effects of the options and summarises the Council’s reasons for selecting or discounting options. Finally, this Non-Technical Summary reports on the SA implications of the Main Modifications being proposed to the Local Plan, and highlights any differences from the Submission Local Plan.

Habitats Regulations Assessment

- 1.7 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Local Plans, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain

¹ National Planning Practice Guidance 2014.

² Environ (December 2013) *Cherwell Local Plan Submission. Sustainability Appraisal Report.*

whether it would adversely affect the integrity of that site. The HRA process for the Cherwell Local Plan has been undertaken separately and has been updated to consider the proposed Modifications to the Submission Local Plan³. The HRA Screening Report found that the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications will not lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects.

Relevant policy context

- 1.8 The most significant developments for the policy context of the emerging Main Modifications to the Cherwell Local Plan have been the Coalition Government's abolition of the regional spatial strategies, including the South East Plan, and the publication of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 and the Strategic Economic Plans for Oxfordshire and South East Midlands. The increased housing need required for the District is the main reason behind the preparation of the Main Modifications.

Characteristics of areas likely to be affected

- 1.9 The SEA Directive requires the characteristics of all areas likely to be significantly affected by a plan or programme to be described. The likely sustainability effects of alternative options for a plan are normally assessed via a variety of baseline data which helps in the identification of the key environmental, social and economic issues, as well as the alternative ways of dealing with them.
- 1.10 Cherwell is situated in north Oxfordshire and lies between London and Birmingham, immediately north of Oxford and south of Warwick / Leamington Spa, located in the South East region. The District shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon districts. The M40 runs through the District and there are good rail connections to Birmingham, London and beyond.
- 1.11 The District's settlement hierarchy is dominated by the towns of Banbury and Bicester in the north and south respectively. Banbury is the administrative centre for the District and fulfils a role as a regional centre. The third largest settlement is Kidlington which is both an urban centre and a village which is surrounded by the Oxfordshire Green Belt but is excluded from it. The District has over 90 smaller villages and hamlets.
- 1.12 Cherwell is largely rural in character. The Northern half of the District consists largely of soft rolling hills gradually sloping down towards the River Cherwell. The southern half of the District particularly around Bicester is much flatter. Much of the District is soft rolling hills with the northwest of the District laying at the northern edge of the Cotswolds.
- 1.13 Cherwell District contains many areas of high ecological value including sites of international and national importance, as outlined below. While the district is predominantly rural, its urban centres, parks and open spaces are just as much part of the local environment and provide important habitats for wildlife.
- 1.14 The distinctive character, appearance and high quality environment of Cherwell District is influenced by its historical interest. The District contains over 2,200 listed buildings, 60 conservation areas, 36 schedule monuments and many other assets of local architectural and historical interest. The three urban centres - Banbury, Bicester and Kidlington - have quite distinct characters, retaining their medieval street patterns
- 1.15 Cherwell District has an area covering approximately 228 square miles. The 2011 Census showed that Cherwell has a population of 141,868 people. This is up from a total 128,200 residents at the time of the last Census in 2001 which represents a 10.6% increase.

³ Atkins (August 2014) Submission Cherwell Local Plan incorporating Proposed Modifications. Habitats Regulations Assessment: Stage 1 - Screening

- 1.16 A key challenge for the District is how to manage and provide for an increasingly ageing population. Projections indicate that by 2033 the population of those aged over 65 in Cherwell will increase to constitute 24% of the total population.
- 1.17 Cherwell District ranks at 233 least deprived of the 348 local authorities ranked for overall deprivation in the 2010 Index of Multiple Deprivation. However, this masks a number of pockets of deprivation. As noted in Cherwell's Sustainable Community Strategy parts of Banbury Ruscote ward are in the 20% most deprived areas nationally and 11 rural wards featured in the 20% most deprived in terms of access to housing and services.
- 1.18 The District is within the Oxfordshire housing market area which is a high value market. In 2012 the median house price in Cherwell was 216,000; although higher than the for the England median (£190,000), prices are; however, lower than in Oxford and the rural areas. House prices are cheaper in Bicester and Banbury in the north of the County, and that this is having the effect of helping first-time buyers to the market.
- 1.19 The District's largest employment sectors are: distribution, manufacturing, office, retailing and other services, and public sector employment including in health, defence and education.
- 1.20 Banbury is principally a manufacturing town and service centre whilst Bicester is a garrison town with a military logistics, storage and distribution and manufacturing base. Both towns are important economic locations. Kidlington functions as a village service centre but has a larger, varied employment base benefiting from its proximity to Oxford, its location next to the strategic road network, and of its proximity to both London-Oxford Airport and Begbroke Science Park. Bicester and Kidlington lie within Oxford's hinterland. In rural areas, the function of villages as places to live and commute from has increased as the traditional rural economy has declined. The number of people employed in agriculture fell by 18% between 1990 and 2000 and between 2007 and 2008 figures continue to show a decline.
- 1.21 The M40 motorway passes through Cherwell close to Banbury and Bicester. There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. The rail link from Bicester to Oxford is in the process of improvement as part of wider east-west rail objectives. The District has a clear social and economic relationship with Oxford and to a lesser extent with Northamptonshire.

Method used for the SA

- 1.22 The Draft Cherwell Local Plan - Part 1 was submitted to the Planning Inspectorate on the 31 January 2014. The examination hearings were suspended on 4 June 2014 for six months to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full up to date, objectively assessed, needs of the District, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).
- 1.23 In response to the Inspector's initial findings, Cherwell District Council officers have undertaken additional work which considers a range of options to address the identified housing shortfall and associated implications for other land use. Officers have taken account of the evidence submitted by representors prior to the suspension of the hearings. Informal consultation and discussions have also taken place with key stakeholders and other interested parties.
- 1.24 A call for sites was undertaken and a range of options relating to the distribution of the additional development have been explored as follows:
- Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which may now be required in order to deliver the increased level of growth needed in Cherwell District.
 - Identification of new reasonable alternative strategic development locations.
 - Increasing the density of development on existing strategic development locations included in the Submission Local Plan – Part 1 (non-strategic sites and development management policies will be dealt with in Local Plan Part 2).

- Extensions to the land covered by the existing strategic development locations so that they are of a larger size.
- 1.25 Options have been assessed by considering the following factors:
- How well each option relates to the strategic objectives of the Submission Local Plan.
 - National objectives and guidance as set out in the NPPF and the National Planning Practice Guidance (NPPG).
 - Deliverability of the options and the development potential of sites based on the information submitted through the call for sites, and the subsequent Strategic Housing Land Availability Assessment (SHLAA, updated 2014).
- 1.26 The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative.
- 1.27 The selection of preferred options was also informed by SA, which forms the subject of this SA Addendum Report. The purpose of the SA is to objectively assess the options in terms of their likely economic, environmental and social impacts. The SA Addendum work builds upon the original SA work on the Submission Local Plan, and sought to assess the reasonable alternative options for providing for the additional development identified to ensure the District's objectively assessed housing and employment needs are met for the Local Plan period until 2031. The focus of the SA Addendum was on the quantum of growth and strategic development locations. Non-strategic sites and development management policies will be subject to SA during the preparation of Local Plan Part 2.
- 1.28 The work described above was used by the Council officers to inform the preparation of Proposed Modifications to the Submission Local Plan. Modifications are of two types referred to as 'Main Modifications' and 'Minor Modifications'. Minor Modifications relate to factual updates and changes which are not significant. However, Main Modifications are significant and relate to policies and proposals in the Plan, and could give rise to significant environmental, social and economic effects. The Main Modifications were therefore also subject to SA.
- 1.29 The SA has been undertaken in close collaboration with those involved in considering the alternatives for the Local Plan in order to fully integrate the SA/SEA process with the production of the Plan.
- 1.30 There are four components of work that the SA Addendum has covered:
1. Appraisal of reasonable alternatives for the additional quantum of housing and jobs to fully meet objectively assessed needs.
 2. Appraisal of reasonable alternatives for the spatial distribution of the additional development.
 3. Appraisal of reasonable alternatives for additional strategic development locations.
 4. Appraisal of proposed Main Modifications to the Submission Local Plan.

Approach to the Assessment

- 1.31 The SA has taken an 'objectives-led' approach to the assessment using the same SA Framework as was developed originally for the SA of the Cherwell Local Plan used, although some minor amendments to some of the wording of objectives have been made to address some of the statutory consultation bodies' responses to the SA Addendum Scoping Consultation. The SA Framework as amended following the Scoping consultation is presented in **Table 1**.

Table 1: SA Framework for the Cherwell Local Plan SA Addendum

SA Framework		
SA Objective	Sub-Objective	SEA Topic
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<ol style="list-style-type: none"> 1. Will it contribute to the district housing requirements and completions and strategic housing requirements? 2. Will it increase the supply of affordable homes in urban and Health rural areas? 3. Will it contribute to providing additional homes for the homeless? 4. Will it reduce the percentage of unfit/ non-decent homes? 	Population and Human Health
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	<ol style="list-style-type: none"> 1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property? 2. Will it result in inappropriate development in the flood plain? 3. Will it increase the provision of sustainable drainage in new developments? 	Water and Soil, Climate Factors and Population and Human Health.
3. To improve the health and well-being of the population & reduce inequalities in health.	<ol style="list-style-type: none"> 1. Will it improve access to doctors' surgeries and health care facilities? 2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation? 	Population and Human Health and Material Assets.
4. To reduce poverty and social exclusion.	<ol style="list-style-type: none"> 1. Will it assist in reducing poverty and social exclusion? 	Population and Human Health and Material Assets.
5. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> 1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 1. Will it assist in reducing actual levels of crime? 2. Will it assist in reducing the fear of crime? 	Population and Human Health
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	<ol style="list-style-type: none"> 1. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs including for key workers? 2. Will it improve residential amenity and sense of place? 3. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership? 4. Will it reduce actual noise levels and/or reduce noise concerns? 5. Will it provide, protect or enhance locations for cultural activities, including the arts? 6. Will it enhance the townscape and public realm? 	Population and Human Health and Material Assets

SA Framework		
7. To improve accessibility to all services and facilities.	1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel?	Population and Human Health and Material Assets.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites? 2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites? 3. Will it maximise housing densities to make efficient use of land? 4. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials? 5. Will it promote good design to create attractive, high quality environments where people will choose to live? 6. Will it ensure land is remediated where appropriate? 7. Will it reduce the loss of the best and most versatile soil to development?	All
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	1. Will it promote more sustainable transport patterns including public transport, walking and cycling? 2. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities? 3. Will it improve air quality? 4. Will it improve air quality at Oxford Meadows SAC? 5. Will it help increase the proportion of energy generated from renewable sources?	Air
10. To conserve and enhance and create resources for the district's biodiversity	1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance? 2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets? 3. Will it conserve or enhance biodiversity assets or create new habitats? 4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats? 5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species? 6. Will it encourage protection of and increase the number of trees?	Biodiversity Fauna and Flora
11. To protect, enhance and make accessible	1. Will it protect, enhance and restore the district's natural environment assets (e.g. the countryside, parks and green spaces, Public Rights of Way, common land, woodland and	Cultural Heritage

SA Framework		
for enjoyment, the district's countryside and historic environment.	<p>forest reserves, National Parks, AONBs etc.)?</p> <p>2. Will it protect, enhance and restore the district's cultural and heritage assets (e.g. Scheduled Ancient Monuments, Listed buildings, Historic Parks and Gardens and Conservation Areas)?</p> <p>3. Will it promote the accessibility of the district's countryside and historic environment in a sustainable and well-managed manner, protecting currently accessible countryside (either informally used or via public rights of way)?</p> <p>4. Will it maintain and enhance the landscape character, ecological quality of the countryside, including opens spaces within urban areas?</p> <p>5. Will it help preserve and record archaeological features?</p>	and Landscape and Biodiversity Fauna and Flora.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	<p>1. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</p> <p>2. Will it promote more sustainable transport patterns in rural areas?</p> <p>3. Will it reduce journey times between key employment areas and key transport interchanges?</p>	Air, Population and Human Health.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<p>1. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</p> <p>2. Will it reduce emissions of greenhouse gases by reducing energy consumption?</p>	Climate Factors
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	<p>1. Will it promote sustainable waste management practices through a range of waste management facilities?</p> <p>2. Will it reduce hazardous waste?</p> <p>3. Will it increase waste recovery and recycling?</p>	Water and Soil and Climate Factors
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	<p>1. Will it improve the water quality of the district's rivers and inland water?</p> <p>2. Will it enable recycled water to be used?</p> <p>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</p>	Water and Soil and Biodiversity Fauna and Flora.
16. To increase	1. Will it lead to an increase in the proportion of energy	Climate

SA Framework		
energy efficiency and the proportion of energy generated from renewable sources in the district	needs being met from renewable sources? 2. Will it promote the incorporation of small-scale renewable in developments?	Factors
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	1. Will it promote accessible employment opportunities? 2. Will it promote employment opportunities accessible in rural areas? 3. Will it contribute to reducing short and long-term unemployment?	Population and Human Health and Material Assets
18. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district.	1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of the area as a business location? 4. Will it encourage inward investment? 5. Will it make land and property available for business development? 6. Will it assist in increasing the viability of the rural and farming economy? 7. Will it promote development in key sectors? 8. Will it promote regeneration; reducing disparities with surrounding areas? 9. Will it promote development in key clusters?	Population and Human Health and Material Assets
19. To encourage the development of buoyant, sustainable tourism sector.	1. Will it increase the employment of business opportunities on the tourism sector?	Population and Human Health

Predicting effects

- 1.32 The assessment has focused on the likely **significant effects** of implementing the reasonable alternatives for each of the four components addressed in the Addendum work. The assessment has been carried out using a matrix based approach. For each reasonable alternative, the matrix describes:
- The nature of the effect against each of the SA objectives, including whether it is likely to be positive or negative, permanent or temporary, and the timescale of the effect.
 - For each effect identified, the scope for mitigation (including reference to other policy or regulatory safeguards, either at the national level or through other policies in the Local Plan).

- Recommendations for further mitigation or improvements to the Local Plan to provide more in the way of positive effects will be put forward.

1.33 Symbols have be used to summarise the effects identified as follows:

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
?	Likely effect uncertain
N/A	Policy is not relevant to SA objective

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

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

1.35 It has also been informed by the most recent technical studies including those listed as the Evidence Base within the Hearings Document List as well as updates since that list was produced, such as to the Strategic Flood Risk Assessment and the Landscape Capacity and Sensitivity Assessment.

1.36 The SA has also taken into account the findings of the Habitats Regulations Assessment (HRA) which has been updated separately by Atkins.

1.37 Cumulative effects have been considered by comparing the likely effects of the preferred options for modifications to the plan, within the context of all of the Main Modifications and the effects identified for the remainder of the Local Plan (in the 2013 original SA Report) in order to consider the cumulative effects of the potential modifications to the Local Plan as a whole.

Consultation on the SA Addendum Report

1.38 The results of the appraisal have been reported in the SA Addendum Report prepared alongside the Main Modifications to the Cherwell Local Plan that the Council has decided to put forward for the inspector to consider at the further hearings in December 2014. The consultation on the SA Addendum and Main Modifications to the Cherwell Local Plan will be for a 6 week period starting in August 2014.

Appraisal of quantum of additional development

- 1.39 The SA of the revised quantum of housing and employment related development identified as being needed in the light of new evidence over the Local Plan period to 2031 is described below.
- 1.40 It builds upon the work undertaken for the original SA of the Submission Local Plan.

Quantum of housing: Reasons for selecting the reasonable alternatives

- 1.41 The Strategic Housing Market Assessment was published in April 2014 and is up-to-date. It identified the objectively assessed need of 1,140 dwellings per annum. The Submission Local Plan included a proposed housing requirement of 16,750 homes from 2006-2031. At 31 March 2011, 2,542 completions had been recorded, leaving a requirement of 14,208 homes from 2011-2031 or a requirement of approximately 710 dwellings per annum. The objectively assessed housing need is therefore 430 homes per annum greater over the same period (2011-2031).
- 1.42 Over time, unmet needs arising from other Local Planning Authority areas in Oxfordshire may be identified. However, upon suspending the Local Plan Examination, the appointed Inspector advised:
- "For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.*
- "This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils."*
- 1.43 The Submission Local Plan includes a county wide commitment to consider unmet needs arising from the SHMA jointly with the other Oxfordshire authorities. The agreement was reached through Oxfordshire's Spatial Planning and Infrastructure Partnership (SPIP) and includes the possibility of early Plan review if required. The agreement is to be supplemented by the Council in responding to the Inspector's advice provided at the Local Plan Hearings on 3 & 4 June 2014.

Reasonable Alternative to the Submission Local Plan: Housing Requirement of 1,140 dwellings per annum (2011-2031) which equates to 430 homes per annum more than the Submission Local Plan over the same period

Findings of the SA for the quantum of housing

- 1.44 The original SA appraised three alternatives for the quantum of housing (see Annex E of the SA Report), covering the period 2006 to 2031:
- The Proposed Growth Scenario: 670 dwellings per annum (annualised rate), giving a total of 16,750 dwellings over the plan period.
 - Alternative 1: 590 dwellings per annum (annualised rate), giving a total of 14,750 dwellings over the plan period.
 - Alternative 2: 800 dwellings per annum (annualised rate), giving a total of 20,000 dwellings over the plan period.
- 1.45 The original SA report recognised that:
- "At this high level of assessment it is inherently difficult to determine and predict the absolute environmental and sustainability impacts of alternatives, because several factors are not established such as the exact distribution, location and form of development. It is therefore more appropriate to consider the sustainability effects of alternatives relative to each other. An evaluation is made at the end of this report of the comparative merits of the alternative growth scenarios."*
- 1.46 In terms of significant effects, the original SA found that:

- The Proposed Growth Scenario and Alternative 2 would have significant positive effects with respect to the delivery of homes (SA objective 1), health and well-being (SA objective 3), reducing poverty and social exclusion (SA objective 4), and creating and sustaining vibrant communities (SA objective 6).
- The Proposed Growth Scenario and Alternative 2 would have significant negative effects with respect to improving efficiency in land use through the re-use of previously developed land and existing buildings (because of the scale of greenfield land that would be needed for development) (SA objective 8), reducing air pollution including reducing greenhouse gas emissions (due to emissions from increased housing and traffic) (SA objective 9), biodiversity (SA objective 10), landscape (SA objective 11), road congestion (SA objective 12), resource consumption (SA objective 13), and the generation of waste (SA objective 14).
- Alternative 1 was identified as having only minor effects, and no significant effects (whether positive or negative).

1.47 The original SA Report concluded:

"Although the Proposed Growth scenario and Alternative 2 score similarly within the SA, the proposed growth option delivers the most positive sustainability outcomes, providing sufficient housing to support the necessary economic growth in the district to 2031, while limiting environmental impacts as a result of less greenfield land being needed than under Alternative 2".

1.48 Although the objectively assessed housing need is now 1,140 dwellings per annum over the period 2011 to 2031, given past rates of construction, and pressure on the construction industry and house building companies to deliver significantly increased development across the country as a whole, this target will be a significant challenge to meet.

1.49 Assuming it is met, the significant effects identified for Alternative 2 under the original SA are most likely to result, except the effects are likely to be even more pronounced. Using similar assumptions to the original SA, this suggests the effects are likely to be as follows:

Significant positive effects

- Ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 1), because the quantum of housing will meet objectively housing need, and there will be greater opportunity to deliver the range of tenure and type of housing needed in the District.
- Improvement of health and well-being and reducing inequalities in health (SA objective 3) because access to a decent, sustainably constructed and affordable home has a major influence on household health, particularly the more vulnerable members of society.
- Reducing poverty and social exclusion (SA objective 4), for similar reasons as SA objective 3.
- Creating and sustaining vibrant communities (SA objective 6), because the additional development should help to deliver and generate demand for community facilities, services, shops, etc., and help to fund supporting infrastructure.

Significant negative effects

- Improving efficiency in land use through the re-use of previously developed land and existing buildings; although the higher level of development is likely to help bring brownfield land back into productive use, it will inevitably require significant greenfield development (SA objective 8).
- Reducing air pollution including reducing greenhouse gas emissions, due to emissions from increased housing and traffic (SA objective 9).
- Conserving and enhancing biodiversity (SA objective 10), because of the loss of habitats and disruption to ecological networks arising as a result of additional development, although there is likely to be significant scope for mitigation and habitat restoration and creation funded through development proposals.
- Landscape character (SA objective 11), for similar reasons to SA objective 8 and 10, although with the opportunity to mitigate the effects through choice of site and good design.

- Road congestion and pollution (SA objective 12), for the same reasons as SA objective 9, although new development may help to make some public transport services more viable, and also integrate walking and cycling into the design.
- Resource consumption (SA objective 13), and the generation of waste (SA objective 14), on the basis that the higher the levels of development the greater the resources needed to deliver and service it, and the greater the total amount of waste likely to be produced in the District.

1.50 There is a degree of uncertainty with the above conclusions given that it is high level and that the precise effects are best determined on a more detailed assessment of the specific locations where development would take place, and because of the measures that could be applied to avoid, mitigate or compensate for adverse effects arising. Not all locations where development could take place will give rise to the potential effects identified. Similarly, the additional development could be delivered in a variety of ways, such as through increasing densities on existing allocated sites, extensions to such sites, or the identification of new strategic locations for development. The effects are also dependent upon the relationship with jobs and employment land provided for in the Local Plan. For example, residential developments that are well located to sources of employment are less likely to lead to significant effects on traffic generation and congestion (together with associated air pollution and greenhouse gas emissions) than those that are not.

Quantum of jobs and employment land: Reasons for selecting reasonable alternatives for jobs and employment land

- 1.51 An updating addendum to the Cherwell Economic Analysis Study was commissioned by the Council in June 2014 to ensure that further consideration is given to the Strategic Housing Market Assessment and associated Economic Forecasting work following the Inspector's decision that the Local Plan should be based on the Oxfordshire Strategic Housing Market Assessment.
- 1.52 The Council is seeking to meet its objectively assessed needs in full, maintain a pro-growth approach to economic development while maintaining the Local Plan's overall vision and strategy including addressing the issues of out-commuting and the 'imbalance' between homes and jobs at Bicester.
- 1.53 The employment trajectory indicates that of the total land allocated, 235 hectares (gross) is expected to provide for employment uses within the Plan period 2011 to 2031, some 80 hectares (gross) more than in the Submission Local Plan. The evidence suggests that the reasonable alternative to the Submission Local Plan is to allocate more employment land at Banbury and Bicester. These sites will generate approximately 23,000 jobs on B use class land and further jobs will be generated through other means such as retail and home working.

Reasonable Alternative to the Submission Local Plan: To allow for additional employment land at Banbury and Bicester to accommodate the jobs forecasts and employment land need identified in the economic studies for the extended plan period up to 2031.

Findings of the SA for the quantum of jobs and employment land

1.54 At the strategic level, the effects of providing for additional employment land are likely to be similar to the effects of providing for a higher quantum of housing. The assumptions that underpinned the appraisal of the SA of the quantum of housing are also relevant to the SA of the quantum of employment land.

Significant positive effects

- Ensuring high and stable levels of employment are achieved (SA objective 17), through the providing of enough employment land to meet the predicted need, although this is also heavily dependent upon the global and national economy.
- Sustaining and developing economic growth and innovation and support the long term competitiveness of the District (SA objective 18), although this is also dependent upon the type of economic activity and the measures put in place by businesses.
- Improvement of health and well-being and reduce inequalities in health (SA objective 3) because access to employment has a major influence on health.

- Reducing positive and social exclusion (SA objective 4), for similar reasons as SA objective 3.
- Creating and sustaining vibrant communities (SA objective 6), because the additional employment development should help to deliver jobs and incomes which will help to support community services and facilities, shops, etc. and help to fund supporting infrastructure.

Significant negative effects

- Improving efficiency in land use through the re-use of previously developed land and existing buildings – although the higher level of employment land is likely to help bring brownfield land back into productive use, it will inevitably require significant greenfield development (SA objective 8).
- Reducing air pollution including reducing greenhouse gas emissions, due to emissions from increased traffic generated by businesses setting up on the employment land, including commuting (SA objective 9).
- Conserving and enhancing biodiversity (SA objective 10), because of the loss of habitats and disruption to ecological networks arising as a result of additional employment development, although there is likely to be significant scope for mitigation and habitat restoration and creation funded through development proposals.
- Landscape character (SA objective 11), for similar reasons to SA objective 8 and 10, although with the opportunity to mitigate the effects through choice of site and good design.
- Road congestion and pollution (SA objective 12), for the same reasons as SA objective 9, although new employment development may help to make some public transport services more viable, and also integrate walking and cycling into the design.
- Resource consumption (SA objective 13), and the generation of waste (SA objective 14), on the basis that the higher the levels of employment development the greater the resources needed to deliver and service it, and the greater the total amount of waste likely to be produced in the District.

1.55 As with the SA of the quantum of housing, there is a degree of uncertainty with the above conclusions given that it is at a high level and that the precise effects are best determined on a more detailed assessment of the precise locations where development would take place, and because of the measures that could be applied to avoid, mitigate or compensate for adverse effects arising. Not all locations where employment development could take place will give rise to the potential effects identified.

1.56 The effects are also dependent upon the relationship with housing provided for in the Local Plan. For example, residential developments that are well located to sources of employment are less likely to lead to significant effects on traffic generation and congestion (together with associated air pollution and greenhouse gas emissions) than those that are not.

Appraisal of overall spatial distribution of additional development

1.57 The SA of the overall spatial distribution of development for delivering the additional housing and employment related needs is described below.

1.58 The appraisal of reasonable alternatives is within the context of the overall spatial strategy set out in the submitted Local Plan, which precludes the strategic release of Green Belt land (other than meeting specific employment needs at Kidlington/Begbroke). The SA work for this Addendum draws upon the work undertaken for the original SA of the Submission Local Plan, but takes into account the additional development identified as being needed in the light of new evidence over the Local Plan period to 2031.

1.59 The objectively assessed need as identified in the 2014 SHMA is 1,140 homes per annum from 2011-2031, or a total requirement of 22,800 homes. Taking into account completions, homes with planning permission, and strategic sites (not permitted) identified in the Submission Local Plan, there remains about 8,994 homes to distribute across the District. Some provision for additional employment land may be needed.

1.60 The spatial strategy in the Submission Local Plan (para A.11) is as follows:

- Most of the growth in the District to locations within or immediately adjoining the main towns of Banbury and Bicester. Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth. Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town with a rural hinterland.
- Away from the two towns, the major single location for growth will be at the former RAF Upper Heyford base which will deliver over 760 homes in accordance with its planning permission.
- Kidlington's centre will be strengthened and its important economic role will be widened. Economic development will be supported close to the airport and nearby at Begbroke Science Park. There will be no strategic housing growth at Kidlington but other housing opportunities will be provided.
- Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the District which offer a wider range of services and are well connected to major urban areas, particularly by public transport.
- Development in the open countryside will be strictly controlled. In the south of the District, the existing Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs. In the north west of the District, the small area lying within the Cotswolds Area of Outstanding Natural Beauty will similarly be protected.

Reasons for selecting the reasonable alternatives

1.61 Given that the current consideration of additional growth is to meet Cherwell's objectively assessed need only, it was considered that the reasonable alternatives for accommodating the additional growth required should be appraised within the overall framework of the Spatial Strategy as set out in the Submission Local Plan.

1.62 The two towns in the District provide access to employment opportunities, services and facilities and the potential for additional infrastructure building on existing provisions. Former RAF Upper Heyford is an extensive previously developed site where a new settlement including a new school has been approved and is under construction. Although additional development in these locations could have economic, social and environmental impacts, they are reasonable locations in the District at which to consider additional growth.

1.63 Some additional development in rural areas could help sustain services and facilities and in some cases possibly increase the attractiveness of villages for new services and facilities. Not providing any additional development in rural areas, or providing very low levels of development, would not help meet the identified housing need in rural areas and would undermine the sustainability of rural communities generally.

1.64 In view of national planning guidance and the existence of other non-Green Belt options at Bicester, Banbury, Former RAF Upper Heyford and elsewhere in the rural areas, it was considered that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the District to meet Cherwell's additional housing requirement. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review.

1.65 Therefore, it was considered that the following reasonable alternatives for accommodating the additional growth, in spatial strategy terms, should be considered in the SA Addendum:

Option A. Focus additional growth at Bicester.

Option B: Focus additional growth at Banbury.

Option C: Focus additional growth at Former RAF Upper Heyford.

Option D: Provide for some additional growth in the Rural Areas.

- 1.66 The SA Addendum only considered growth in addition to the proposed development that is already included in the Submission Local Plan. The proposed development in the Submission Local Plan has already been subject to SA.

Findings of the SA

- 1.67 Each of the four reasonable alternative options was appraised against the 19 SA objectives. The findings are summarised below in the form of a commentary to draw out the sustainability advantages and disadvantages for each reasonable alternative option in order to reach some conclusions about the most sustainable way to accommodate the additional development needed in the District.

Focusing additional growth at Bicester

- 1.68 Bicester is the smaller of the two main towns in Cherwell District, and it is the one that is closest to, and most influenced by, Oxford. It has experienced rapid growth over recent decades and as a result has had to address the challenges of providing sufficient services and facilities, including open space, for the expanding population, as well as increased traffic congestion. The town experiences net out-commuting, with Junction 9 of the M40 in close proximity to the south-west of the town, and the A34 leading into Oxford. Providing jobs that cater for the needs of residents will be important to achieve a better balance, and also to address deprivation issues that characterise some neighbourhoods in the town.
- 1.69 As an existing service centre and the second largest town in the District, there are significant sustainability advantages in focusing additional growth at Bicester. Apart from meeting housing need, additional development would help to deliver the services, facilities, jobs and infrastructure to sustain the town and help it to make the move towards being of a critical size where it has the potential to become less influenced by its larger neighbour in Oxford, and also larger settlements beyond, including London.
- 1.70 The town's employment areas and town centre are well located with respect to residential areas, offering opportunities for access without having to use the car, and additional growth is capable of reinforcing this balanced pattern. Nonetheless, additional traffic would be generated, with associated air pollution and greenhouse gas emissions.
- 1.71 Any large scale additional development would inevitably have to be on greenfield land, including potentially best and most versatile agricultural land. The town is perhaps less constrained than Banbury in terms of its landscape sensitivity and capacity, although this is not to suggest that there would not be landscape impacts from peripheral development. Bicester and its surrounding area has significant heritage interest, particularly to the north-east and the south-west including Chesterton village, the former airfield of RAF Bicester, the village of Stratton Audley, Wretchwick deserted medieval settlement, and Alchester Roman site. Additional development in these locations could have a significant impact on their historic character and setting.
- 1.72 There are ecological networks and pockets of ecological interest around Bicester, some of which is quite extensive to the north and east, although there is less obvious ecological interest elsewhere. Bicester is constrained by flood zones associated with the River Bure, which flooded as recently as 2013. However, there are large areas around the town without significant flood risk suggesting that there is scope to develop without significantly increasing flood risk to property.

Focusing additional growth at Banbury

- 1.73 Banbury is the largest town in Cherwell District. It is also more isolated than Bicester, and is therefore less influenced by Oxford and other larger settlements. It is of sub-regional importance, and has achieved a better balance than Bicester in terms of its economy, jobs, homes, services and facilities. Given the character and relatively balanced (albeit significant) growth of Banbury over the years, there is the potential for further growth to reinforce these characteristics, and at the same time seek to address deprivation issues that are experienced in some wards.
- 1.74 Over recent years Banbury has become influenced by the opening of the M40, reducing its isolation and enabling commuting elsewhere, but, at the same time, attracting economic

development to the town. The majority of the employment areas of the town are located to the north and east of the town centre on the side of Banbury where there is access to the M40 at Junction 11. For example, there are large strategic employment sites around Grimsbury to the east of the railway which, before the M40 was built, tended to define the eastern boundary of the town.

- 1.75 With the exception of housing associated with Grimsbury, the majority of residential development is in a north-south arc to the west of the town centre, meaning that the major employment areas are not well located for access by walking and other more sustainable modes of transport. However, locating new residential development on the eastern side of the town beyond the M40 Motorway to the east would lead to development in an inaccessible location resulting from the severance of homes from the rest of the town. Banbury is the only location in the District where an AQMA is designated (along the A422 at Hennef Way, which links the town with the M40). The current configuration of the town, plus additional development, is likely to increase traffic and associated air pollution and greenhouse gas emissions.
- 1.76 Banbury does have some significant constraints to growth, including its topography. Additional development would be likely to lead to significant adverse effects if it were to take place on higher and more prominent land to the north and west of the town.
- 1.77 To the east of the town, the River Cherwell is associated with flood risk zones and flooding events although an Environment Agency flood alleviation scheme was introduced in 2012 to reduce this risk. It nonetheless forms an important landscape and ecological corridor that could be affected by inappropriate additional development. Although, there is ecological interest elsewhere around Banbury, much of the area immediately adjoining the urban boundary does not have significant interest, which suggests that development could be accommodated without significant adverse effects occurring on biodiversity. Given that additional development would be likely to be greenfield land, there is likely to be a loss of best and most versatile agricultural land.
- 1.78 Banbury also has significant historic interest, both associated with the town centre, and with land and settlements in close proximity to the town such as Hanwell, Wroxton (associated with Wroxton Abbey), Broughton (castle and park) and Adderbury, as well as several undeveloped areas surrounding the town that have heritage interest. It is unlikely that significant additional housing development could take place without having some significant effects, albeit indirect, such as on setting.

Focusing additional growth at Former RAF Upper Heyford

- 1.79 Former RAF Upper Heyford is a large site of approximately 500 hectares. It already has both residential and employment uses, and therefore there is an existing community which could act as the foundations for a larger settlement. The site already has planning consent for more than 1,000 additional dwellings (gross) and necessary supporting infrastructure, community and recreational facilities and employment opportunities, and the site was allocated in the Submission Local Plan (Policy Villages 5) as a means of securing the delivery of a lasting arrangement on the site.
- 1.80 Providing for additional development would further reinforce its character and function as a settlement in its own right, able to support a growing range of community services and facilities. However, these are unlikely to be on the scale of Banbury and Bicester suggesting that residents would still need to travel to these towns, and to Oxford, to meet all their needs. This could result in additional traffic and associated air pollution and greenhouse gas emissions.
- 1.81 Although previously developed, the site is of particular heritage interest, which is reflected in the whole airfield being designated as a Conservation Area. There is also heritage interest nearby associated with the villages of Upper Heyford, Lower Heyford, Fritwell, and Ardley, the Rousham, Lower Heyford and Upper Heyford Conservation Area (Rousham being a Grade I listed Park and Garden), and the Oxford Canal Conservation Area. Additional development at Former RAF Upper Heyford has the potential to have a significant adverse effect on heritage, subject to design and mitigation considerations.
- 1.82 The site also has ecological interest, because of calcareous grassland, although a new development could offer opportunities to conserve the nature conservation interest as part of a management plan for the development proposals as a whole. The landscape of Former RAF Upper Heyford as a whole is considered to have medium or low capacity for additional development

although parts of the site have the potential for development. The former airfield is not associated with flood risk.

Providing for some additional growth in the Rural Areas

- 1.83 With the exception of Kidlington, which is in the Green Belt, there are no large villages offering a wide range of services in the District. The villages tend to be characterised by a lack of affordable housing, out-commuting, and diminishing range of services. They nonetheless remain as very attractive places in which to live.
- 1.84 Kidlington is the smallest of the three urban areas in Cherwell District and an important employment location positioned in the Oxford Cambridge Arc. There are science and innovation industries close by at Begbroke Science Park and a significant commercial focus at Langford Lane next to London-Oxford Airport. In addition to being a key employment location for the District, the area has connections with the Oxford economy and has growth potential. The Local Plan supports a small scale review of the Green Belt to support local economic growth to be undertaken in Local Plan Part 2 and informed by work currently being undertaken in the Kidlington Framework Masterplan.
- 1.85 Providing for some additional development in the Rural Areas would help to cater for both demand and need. It would assist in providing local demand for local services, making them more viable, although it is likely that access will still be sought in the larger settlements, including Banbury, Bicester and Oxford, with associated traffic movements, air pollution and greenhouse gas emissions.
- 1.86 The Rural Areas are characterised by a patchwork of ecological interest, best and most versatile agricultural land, flood risk zones, and heritage interest, which give the villages and their surroundings their character. There will be opportunities to provide for additional development that avoids this interest, so long as the scale is commensurate with the villages concerned. It is unlikely that the Rural Areas could accommodate large scale development without significant effects on landscape character. A larger number of smaller developments are less likely to have localised effects, but the cumulative impacts are likely to be more noticeable, for example with respect to traffic on the rural roads. Small scale development is less likely to be able to deliver associated contributions to community services and facilities.

Conclusion

- 1.87 None of the reasonable alternative options shows significant sustainability advantages over the others:
- Banbury is the largest town in the District, with the greatest range of jobs, services and facilities, but it is constrained topographically, and by other environmental issues, which suggests that it can accommodate some of the additional growth but not too big a proportion.
 - Bicester is less constrained than Banbury, although it still has significant constraints such as heritage interest and best and most versatile agricultural land. Additional development may help the town achieve more of a critical size in terms of providing for a good range of services and facilities, but too rapid or too large a scale of growth could place the services, facilities and infrastructure of the town under strain.
 - Former RAF Upper Heyford is already a growing community with both homes and jobs, which could benefit from further growth in order to reach a size that allows residents to access services and facilities locally rather than having to travel elsewhere. However, significant additional development could compromise the heritage and ecological interest of the site if not carefully planned and designed.
 - The villages of the Rural Areas need more homes and jobs to cater for both demand and need, and also to help provide support for the diminishing range of local services and facilities that they offer. However, people will continue to need to access larger settlements, such as Banbury, Bicester and Oxford, to meet their everyday needs and employment, so large-scale development in the Rural Areas is probably not sustainable and would harm landscape character.
- 1.88 The most sustainable solution is likely to be a balanced approach between all four of the reasonable alternative options, focusing initially on the two main towns particularly Bicester as it

is less constrained than Banbury despite its smaller size, and then exploring the scope to deliver additional development at Former RAF Upper Heyford whilst respecting its heritage and ecological interest, and allowing for some additional development in the Rural Areas, but on a limited scale commensurate with the size, character and function of the villages concerned. This is reinforced by the economic analysis undertaken for the Council which shows that the Council's proposed modifications are well aligned in terms of the location of new housing and jobs and consistent with this approach. This would probably provide the greatest chance for the potential positive effects to be realised and to manage any potentially significant adverse effects. To place too much emphasis on any one option would increase the risks of failing to deliver the positive effects, whilst increasing the likelihood of significant adverse effects occurring.

- 1.89 This approach is reflected in revised Policy BSC1: District Wide Housing Distribution, which provides for 44% of housing growth (including completions, permissions, allocations and allowance for windfalls) to be in and around Bicester, 32% around Banbury, and 24% in the remainder of the District (of which nearly half will be at Former RAF Upper Heyford in accordance with the proposed Main Modifications to Policy Villages 5).

Appraisal of additional strategic development locations

- 1.90 The SA of the reasonable alternative strategic development locations for accommodating the additional housing and employment needs identified as being needed in the Borough for the extended Local Plan period until 2031 is described below. It builds upon the work undertaken for the original SA of the Submission Local Plan.
- 1.91 The reasonable alternative strategic development locations accord with the overall spatial strategy in the Submission Local Plan, which focuses development on the two main towns of Bicester and Banbury, plus provision for strategic development at Former RAF Upper Heyford. Potential strategic development locations that did not accord with the overall spatial strategy, including strategic development in rural areas or through the strategic release of Green Belt land were not considered to be reasonable alternatives.
- 1.92 The 2013 SA Report that accompanied the Submission Local Plan appraised both strategic development locations that were included in the plan, and strategic development locations that were not included, but were considered to be reasonable alternatives (set out in Annex C of the 2013 SA Report).
- 1.93 The SA work on strategic development locations for the SA Addendum has drawn on the SA work that has already been undertaken, and sought to be consistent in the appraisal judgements and findings. The following general principles were applied to identifying the reasonable alternatives for strategic development locations to accommodate the additional development required for the District.

Strategic Development Location principles for identifying reasonable alternatives to be subject to SA:

- Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which may now be required in order to deliver the increased level of growth needed in Cherwell District.
- Appraisal of new reasonable alternative strategic development locations that have not been subject to SA to date.
- Intensification of existing strategic development locations included in the Submission Local Plan, for example by increasing the density of development.
- Extensions to the land covered by the existing strategic development locations so that they are of a larger size.

Reasons for selecting the reasonable alternatives

- 1.94 In order to identify the reasonable alternative strategic development locations, Cherwell District Council provided LUC with the full list of potential housing and employment site options that have

been put forward through the Strategic Housing Land Availability Assessment process, and the most recent call for sites undertaken from 13 June - 27 June 2014.

- 1.95 In accordance with the Spatial Strategy in the Submission Local Plan, only sites within or around Banbury, Bicester and Upper Heyford were considered for the strategic development location options. This resulted in 179 sites, and from this list, only sites 3 hectares or larger were considered to be suitable as 'strategic' development locations, which should be able to provide at least 100 homes.
- 1.96 A small number of sites did not fully comply with 'reasonableness' criteria as they either included some areas of high flood risk within the site boundary and/or included or are close to one or more designated heritage assets or a Site of Special Scientific Interest (SSSI). Cherwell District Council also advised that a number of the sites 3 ha or larger identified through the Strategic Housing Land Availability Assessment did not need to be subject to SA as they are no longer available due to reasons such as already gaining planning permission.
- 1.97 Note that there are some sites that had been considered at earlier stages in the plan preparation, some of which were allocated in the Submission Local Plan, where neither CDC nor any developers/site owners are proposing material changes to the sites. These sites have not been subject to a full re-appraisal as nothing new is being considered for these sites.

Approach to the appraisal

- 1.98 Each reasonable alternative strategic development location was appraised against the SA Framework. Where the reasonable alternative strategic development locations were already appraised within Annex C of the original 2013 SA Report, the relevant matrices were used as a starting point for the re-appraisal of these same locations as potential options for locating the additional housing now required for the District. If no relevant appraisal matrix was prepared for a site in the 2013 SA Report, LUC prepared a new appraisal matrix but in both instances, LUC tried as much as possible to take a consistent approach to the way sites were appraised in Annex C of the 2013 SA Report.
- 1.99 Following the consultation on the Proposed Main Modifications and the Draft SA Addendum (August 2014), a number of edits were made to the appraisal matrices to address minor inconsistencies between site appraisals. In a few places, these edits resulted in changes to SA scores. These revised scores have been amended where relevant in **Tables 2 to 6**.

Findings of the SA

- 1.100 The findings are summarised by town starting with Banbury, then Bicester and Former RAF Upper Heyford. Tables are presented summarising the SA scores for each SA objective for each reasonable alternative, showing where sites would be considered to result in significant effects (whether positive or negative) as well as more minor or uncertain effects.
- 1.101 It should be noted that, although the Submission Local Plan provided more detail on the delivery of some of these strategic development locations, and some of the stakeholders promoting alternative sites provided their own detailed assessments and proposals, all the sites were appraised on the same 'policy-neutral' basis. This was in order to ensure that all reasonable alternatives for locating the additional development required were appraised in a consistent and systematic manner in line with the original SA.

Reasonable alternatives for strategic housing development at Banbury

- 1.102 A map of all the reasonable alternative strategic housing development locations that have been considered at Banbury is shown in **Figure 1**. The predicted effects for each SA objective for Banbury are summarised in **Table 2**. Note that **Table 2** includes residential sites and some mixed use sites where a residential element has been proposed. Note that neither Cherwell District Council nor any developers/site owners are proposing changes to the sites highlighted in pale green in the top row of Table 2, therefore, the SA scores from the assessment of those sites undertaken in the 2013 SA Report (Annex C) have been re-presented in this table.

Significant effects

- 1.103 A number of **potential significant positive effects** were identified in relation to eight of the SA objectives. All of the sites would make a positive contribution to the new District housing requirement and therefore have a positive effect on SA objective 1 (**provision of homes**), but eleven out of the 20 sites appraised would have a significant positive effect, as they would be more likely to make a significant contribution to the new District housing requirements by providing more than 400 homes. Six of those same eleven sites and two others would also have a significant positive on SA objective 7 (**accessibility to facilities and services**), either because they are close to the town centre (e.g. Banbury 1 Canalside and Banbury 8) and/or they are large enough to ensure that a number of new facilities and services would be provided as part of the new development.
- 1.104 One site that was appraised in the 2013 SA Report (Banbury 10: Bretch Hill Regeneration Area) was found to have a significant positive effect on SA objective 5 (**reducing crime**) as it would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime. The Banbury 10: Bretch Hill Regeneration Area site was also found to have a significant positive effect on SA objective 6 (**vibrant communities**) because it would provide the opportunity to improve residential amenity and sense of place and improve satisfaction of people with their neighbourhoods.
- 1.105 The five sites within the existing urban area are identified as having a significant positive effect on SA objective 8 (**efficient use of land**) as they are brownfield sites that would be re-developed, rather than the remaining sites around the edge of Banbury, which are all greenfield sites.
- 1.106 Four sites (Banbury 1/BA300, Banbury 8/BA316 BA317 and Southam Road) are identified as having significant positive effects on SA objective 9 (**air quality**), as there is potential for good connectivity given their locations and range of existing, uses nearby, which would limit the need to travel.
- 1.107 In relation to SA objective 12 (**reducing road congestion and pollution**), four sites within or near to the town centre (Banbury 8, Banbury 1/BA300, BA317 and Southam Road) scored a significant positive effect due to the potential to help to reduce distances to travel to work and would encourage use of sustainable transport modes such as walking, cycling and public transport. The same four sites (Banbury 8, Banbury 1/BA300, BA317 and Southam Road) are identified as likely to have a minor positive effect on SA objective 9 (**air quality**) as their location close to or within the town centre, would be likely to promote walking and cycling and reduce the need to travel, and there is potential for good connectivity given the proximity to Banbury railway station and the range of existing, uses nearby, which would limit the need to travel.
- 1.108 Finally, five of the alternatives (Banbury 2 extension/BA311, Banbury 2 intensification/BA310, BAN 4/BA66, Land at Crouch Farm/BA308 and BAN 9/BA312) are likely to have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough that the residential development planned within the site would require new community facilities and local services, all of which will generate long term employment and training opportunities in the area, in addition to construction of the site, which would create a significant number of jobs in the short to medium term.
- 1.109 **Significant negative effects** were only identified in relation to two SA objectives: 8 (**efficient use of land**) due to 14 of the sites being greenfield land, and SA objective 11 (**landscape and heritage**) due to eight of the sites having low or low-medium capacity to accommodate development in terms of landscape and visual sensitivity and/or the potential to adversely affect one or more heritage assets within or near the site. These six sites are clustered in the north (Banbury 2/BA311, Banbury 2/BA310 and BA312), west (BA360, BA87 and BA69) and south west (BA308 and BA66) of Banbury where landscape capacity has been assessed as low or medium-low.

Table 2: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Banbury

SA objective	Banbury 1 (BA300 - Reduction)	Banbury 2 (BA311 –Land West of Southam Road, including BA359)	Banbury 2 (BA310 - Intensification)	Banbury 3 (BA98)	Banbury 4 & 12 Extension (BA341, BA373 & BA374)	Banbury 5 (BA356)	Banbury 8 (BA316)	BAN 4 (BA66, including BA362, BA 368, BA369, BA370))	Land at Crouch Farm (BA308 including BA366)	Land at Crouch Hill (BA69, including BA365 and BA378)	BAN9 (BA312, including BA367)	NEW (BO22)	NEW (BA317 - Land at Higham Way (Grundons and Cemex))	NEW (BA87, including BA377)	NEW (BA363)	NEW (Southam Rd Retail Park – residential use)	NEW (BA360)	NEW (BA343, including BA371)	NEW (BA361)
1. Homes	++	++	+	++	++	++	+	++	++	++	++	+	+	+	+	++	+	+	++
2. Flooding	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0
3. Health and well-being	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+
4. Poverty and social exclusion.	+	?	?	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+	+
5. Crime	+	?	?	?	?	?	+	?	?	?	?	?	+	?	+	+	?	?	?
6. Vibrant communities	?	?	?	?	?	?	?	?	?	?	?	?	-	?	?	?	?	?	?
7. Accessibility	++	++	++	+	+	+	++	++	++	+	++	+	+	+	+	++	?	+	+
8. Efficient land use	++	--	--	--	--	--	++	--	--	--	--	--	++	--	-	++	--	--	--
9. Air quality	++	?	?	?	+	?	++	?	?	?	?	+	++	?	?	++	?	?	?
10. Biodiversity	+	+	+	+	+	+	+	-	-	-	-	+	+	+	+	+	+	+	+
11. Landscape and heritage	+	--	--	-	+	-	-	--	--	--	--	+	+	--	+	+	--	-	-
12. Road traffic	++	?	?	?	+	?	++	?	?	?	?	+	++	?	?	++	?	?	?
13. Resource use	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

SA objective	Banbury 1 (BA300 - Reduction)	Banbury 2 (BA311 – Land West of Southam Road, including BA359)	Banbury 2 (BA310 - Intensification)	Banbury 3 (BA98)	Banbury 4 & 12 Extension (BA341, BA373 & BA374)	Banbury 5 (BA356)	Banbury 8 (BA316)	BAN 4 (BA66, including BA362, BA 368, BA369, BA370))	Land at Crouch Farm (BA308 including BA366)	Land at Crouch Hill (BA69, including BA365 and BA378)	BAN9 (BA312, including BA367)	NEW (BO22)	NEW (BA317 - Land at Higham Way (Grundons and Cemex))	NEW (BA87, including BA377)	NEW (BA363)	NEW (Southam Rd Retail Park – residential use)	NEW (BA360)	NEW (BA343, including BA371)	NEW (BA361)
14. Waste	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15. Water quality and quantity	0	0	0	0	0	0	0	0	0	?	?	0	0	?	?	0	?	?	?
16. Energy efficiency	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
17. Employment levels	+	++	++	+	+	+	+	++	++	+	++	+	+	+	+	+	+	+	+
18. Economic growth	+	++	++	+	+	+	+	++	++	+	++	+	+	+	+	0	+	+	+
19. Tourism	+	0	0	0	+	0	+	0	0	0	0	0	+	0	0	+	0	0	0

Reasonable alternatives for strategic employment development at Banbury

- 1.110 Reasonable alternative strategic employment development locations were also considered at Banbury, as shown in **Figure 1**. The appraisal matrices for each site are presented in **Table 3**. All of the sites are either near the town centre or around the eastern edge of Banbury, along the M40 and adjacent to existing employment locations.

Significant effects

- 1.111 Two of the reasonable alternative strategic employment development locations (Southam Road, and Area near Junction 11) would have **potential significant positive effects**. Southam Road would be likely to have significant positive effects on SA objectives 7 (**access**), 8 (**efficient use of land**) due to its proximity to the town centre and existing facilities, and being a brownfield site, and also on SA objectives 9 (**air quality**) and 12 (**road traffic**) as the site would help to promote sustainable transport as it is close to the town centre and Banbury railway station. Southam Road would also be likely to have significant positive effects on SA objective 12 (Area near Junction 11 would have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because it is a large site and would generate long term employment and training opportunities in the area, in addition to construction of the sites, which would create a significant number of jobs in the short to medium term. All other sites would also contribute to employment opportunities but on a smaller scale.
- 1.112 Only two of the reasonable alternative strategic employment development locations (Land East of the M40 and the Area near Junction 11) would have a **potential significant negative effect**, both on SA objective 8 (**efficient use of land**) as they are both large greenfield sites. While none of the sites are likely to have a significant negative effect on landscape character, the minor negative effect identified for Area near Junction 11 is uncertain, because while it is assessed as having medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 the LSCA highlighted that it would be beneficial in landscape and visual terms if development was prevented from encroaching on the valley sides.⁴ In addition, development of the Area near Junction 11 could have a significant effect in that it breaches the 'boundary' to the expansion of Banbury eastwards previously demarcated by the M40.

⁴ WYG (July 2014) Banbury *Landscape Sensitivity and Capacity Assessment, Final Draft*

Table 3: Summary of SA Scores for reasonable alternative strategic employment development locations at Banbury

SA objective	Banbury 6 (Land to west of M40 - Extension)	BAN 7 (Land East of the M40)	NEW (Area near Junction 11)	NEW (Land adjacent to Power Park Ltd – Rail infrastructure)	NEW (Southam Rd Retail Park – retail with commercial uses)
1. Homes	0	0	0	0	0
2. Flooding	-	-	-	-	0
3. Health and well-being	?	?	?	0	?
4. Poverty and social exclusion	?	+	?	0	?
5. Crime	?	?	?	+	+
6. Vibrant communities	?	?	?	?	?
7. Accessibility	+	-	-	+	++
8. Efficient land use	-	--	--	0	++
9. Air quality	+	?	?	+	++
10. Biodiversity	+	+	+	+	+
11. Landscape and heritage	+	+	-?	-	+
12. Road traffic	+	?	?	+	++
13. Resource use	?	?	?	?	?
14. Waste	?	?	?	?	?
15. Water quality and quantity	-	-	0	0	0

SA objective	Banbury 6 (Land to west of M40 - Extension)	BAN 7 (Land East of the M40)	NEW (Area near Junction 11)	NEW (Land adjacent to Power Park Ltd – Rail infrastructure)	NEW (Southam Rd Retail Park – retail with commercial uses)
16. Energy efficiency	?	?	?	?	?
17. Employment levels	+	+	++	+	+
18. Economic growth	+	+	++	+	+
19. Tourism	0	0	0	0	+

Reasonable alternatives for strategic housing development at Bicester

- 1.113 A map of all the reasonable alternative strategic housing development locations that have been considered at Bicester is shown in **Figure 2**. The predicted effects for each SA objective for each of the reasonable housing sites are summarised in **Table 4**.

Significant effects

- 1.114 A number of **potential significant positive effects** were identified in relation to eight of the SA objectives. All of the sites would make a positive contribution to the new District housing requirement and therefore have a positive effect on SA objective 1 (**provision of homes**), but 12 out of the 16 sites appraised would have a significant positive effect, as they would be more likely to make a significant contribution to the new District housing requirements by providing more than 400 homes.
- 1.115 Six of the sites are likely to have a **significant positive effect** on SA objective 7 (**accessibility to facilities and services**), either because they are close to the town centre (e.g. BI48 and BI19) and/or they are large enough to ensure that a number of new facilities and services would be provided as part of the new development. However, one site that was appraised in the 2013 SA Report (BIC 7/CV1) is likely to have a **significant negative effect** on this objective because the site is located to the north of Caversfield which is a village with limited services and facilities to accommodate a strategic site allocation.
- 1.116 Two of the site options (Bicester 8/BI5, and BI19) are likely to have a **significant positive effects** on SA objective 8 (**land use**) as there are previously developed sites. However, **potential significant negative effects** have been identified for most of the other site options because they are on greenfield land and comprise at least some high quality agricultural land (e.g. Grade 3 or above). A minor rather than significant negative effect is likely for three sites including: BI31 and CH15 as, although BI31 is a greenfield site, the land is relatively poor quality (Grade 4 agricultural land), whereas the majority of the CH15 is currently not previously developed and the site is within Grade 4 agricultural land. Alternatively, site ST2 comprises an area of former quarrying with land that is being naturally regenerated with pioneer species and the regenerated land can be just as important as greenfield.
- 1.117 One site (ST2) is likely to have a **significant negative effect** on SA objective 7 (**accessibility to facilities and services**) as the site is approximately 2.5 - 3 km north of Bicester and is physically separate from Bicester and from Caversfield, and is also separate from the village of Stratton Audley. Therefore, even though development of the site could provide some new services and facilities, most new residents are likely to be dependent on private cars to access existing facilities in the town.
- 1.118 Three sites (BI31, BI48 and BI19) are likely to have a **significant positive effect** on SA objectives 9 (**air quality**) and 12 (**transport**) as the sites would provide relatively easy access to services and facilities, including via existing sustainable transport links. The sites' location and range of uses in the area could help reduce the distance to travel to work and enable the use of sustainable transport modes.
- 1.119 Four of the site options (Bicester 12/BI2, BIC 11/, BI31 and ST2) could have a **significant negative effect** on SA objective 10 (**biodiversity**) as there are known biodiversity features within close proximity of the sites that could be affected by development. Two of these sites (BIC 11 and ST2) as well as BIC 5/BI212, could also have a significant negative effect on SA objective 11 (**landscape and heritage**) as they are within close proximity of heritage features that could also be affected by development.
- 1.120 One site, Bicester 1/BI200, could have a **significant positive effect** on SA objective 16 (**energy efficiency**) as the site would be large in size and could accommodate a district heating system. The implementation of community renewable energy generating systems would also be possible.
- 1.121 Finally, eight of the alternatives (Bicester 1/BI200, Bicester 2/BI201, Bicester8/BI5, Bicester 12/BI2, BIC 7/CV1, BIC 10, AM013 and BIC 11) are likely to **have significant positive effects** on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough that the residential development planned within the site would require new community facilities and local services, all of which will generate long term employment and training

opportunities in the area, in addition to construction of the site, which would create a significant number of jobs in the short to medium term.

Table 4: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Bicester

SA objective	Bicester 1 (BI200 – extension and intensification)	Bicester 2 (BI201 – extension into BI211 or BI222)	Bicester 3 (BI44)	Bicester 8 (BI5)	Bicester 12 (BI2 – extension & intensification)	BIC 5 (BI212)	BIC 7 (CV001 Dymocks Farm)	BIC 10 (Land east of Chesterton)	BIC 11 (Bignell Park)	BI31 (Land North of Gavray Drive)	NEW (BI230)	NEW (BI48)	NEW (BI19)	NEW (CH15)	NEW (ST2)	NEW (AM013 Ambrosden Poultry Farm)
1. Homes	++	++	++	++	++	++	++	++	++	+	++	+	+	++	++	++
2. Flooding	0	?	0	0	-	0	0	0	-	-	-	-	0	-	0	0
3. Health and well-being	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
4. Poverty and social exclusion	+	+	+	?	+	+	+	+	?	+	+	+	+	+	+	+
5. Crime	?	?	?	+	?	?	?	?	?	?	?	?	?	?	?	?
6. Vibrant communities	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
7. Accessibility	++	++	+	+	++	+	--	?	-	++	+	++	++	-	--	+
8. Efficient land use	--	+	--	++	--	--	--	--	--	-	--	--	++	-	-	--
9. Air quality	+	?	+	+	?	?	?	+	-	++	?	++	++	-	?	?
10. Biodiversity	-	-	+	-	--	+	+	-	--	--	+	+	+	+	--	+
11. Landscape and heritage	+	+	+	?	-	--	?	-	--	+	+	+	+	-	--	-
12. Road traffic	+	?	+	+	?	?	?	+	-	++	?	++	++	-	?	?
13. Resource use	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
14. Waste	+	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
15. Water	+	-	?	0	?	?	?	?	?	?	-	0	?	?	?	?

SA objective	Bicester 1 (BI200 – extension and intensification)	Bicester 2 (BI201 – extension into BI211 or BI222)	Bicester 3 (BI44)	Bicester 8 (BI5)	Bicester 12 (BI2 - extension & intensification)	BIC 5 (BI212)	BIC 7 (CV001 Dymocks Farm)	BIC 10 (Land east of Chesterton)	BIC 11 (Bignell Park)	BI31 (Land North of Gavray Drive)	NEW (BI230)	NEW (BI48)	NEW (BI19)	NEW (CH15)	NEW (ST2)	NEW (AM013 Ambrosden Poultry Farm)
quality and quantity																
16. Energy efficiency	++	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
17. Employment levels	++	++	+	++	++	+	++	++	++	+	+	+	+	+	+	++
18. Economic growth	++	++	+	++	++	+	++	++	++	+	+	+	+	+	+	++
19. Tourism	+	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Reasonable alternatives for strategic employment development at Bicester

1.122 Three reasonable alternative strategic employment development locations were considered at Bicester, as shown in **Figure 2. Table 5** summarises the predicted effects for each SA objective. All three sites represent allocations in the Submission Local Plan on the edges of Bicester. Two of the sites are potential extensions to current allocations in the Submission Local Plan (Bicester 10: Bicester Gateway Business Park in the south and Bicester 11: North East Bicester Business Park in the north east).

Significant effects

- 1.123 Two of the strategic employment development locations (West extension of Bicester 10: Bicester Gateway, and BI210 including Extension to Bicester 11) would have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large sites (taking into account the existing allocated boundary plus the potential extension) and would generate long term employment and training opportunities in the area, in addition to construction of the sites, which would create a significant number of jobs in the short to medium term. No other significant positive effects were identified, but all three sites would be likely to have minor positive effects on SA objectives 9 (**air quality**) and 12 (**road traffic**) as their development is close to existing local centres or in the case of the Bicester 10 extension is close to the new development at South West Bicester Phase 1 and accessible by means of National Cycle Route 51. All sites have minor positive effects in relation to SA objective 7 (**accessibility to facilities and services**), due to the sites being located close to existing services and facilities, or development of the sites for employment uses being able to improve accessibility to employment for existing residents, and some of the employment uses potentially including community services and facilities. Bicester 4 also has minor positive effects on SA objectives 10 (**biodiversity**) and 11 (**landscape and heritage**), due to the site's lack of habitat diversity and few varied landscape features having been 'penned in' by the road network, existing retail to the north and south and railway line to the east. Consequently, the development of Bicester 4 would reduce pressure on other more, valuable greenfield sites. The Bicester 11 extension has potential for good connectivity and use of sustainable transport modes given the site's location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route. Bicester 4 also has minor positive effects of SA objective 4 (**poverty and social exclusion**) due to its potential to contribute to improving the area within which it is located and maintaining existing low levels of deprivation.
- 1.124 Only the Bicester 11 proposed extension site (BI210) would have **potential significant negative effects**, both on SA objective 8 (**efficient use of land**) as it is a large greenfield site and SA objective 11 (**landscape and heritage**), as the wider extended site was identified in the LSCA as having low capacity for employment development.⁵ However, the area within site BI210 covered by the current Bicester 11 allocation in the Submissions Local Plan was assessed in the 2013 Bicester Landscape Sensitivity and Capacity Assessment⁶ as having a high capacity for employment and residential development.

⁵ WYG (July 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

⁶ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Table 5: Summary of SA Scores for reasonable alternative strategic employment development locations at Bicester

SA objective	Bicester 4 (BI46)	NEW (West extension of Bicester 10: Bicester Gateway)	BI210 including Extension to Bicester 11
1. Homes	0	0	0
2. Flooding	-	-	-
3. Health and well-being	?	?	?
4. Poverty and social exclusion	+	?	?
5. Crime	?	?	?
6. Vibrant communities	?	?	?
7. Accessibility	+	+	+
8. Efficient land use	-	-	--
9. Air quality	+	+	+
10. Biodiversity	+	-	-
11. Landscape and heritage	+	?	--
12. Road traffic	+	+	+
13. Resource use	?	?	?
14. Waste	?	?	?
15. Water quality and quantity	-	-	-
16. Energy efficiency	?	?	?
17. Employment levels	+	++	++
18. Economic growth	+	++	++
19. Tourism	?	0	0

Strategic development locations at Former RAF Upper Heyford

1.125 Two reasonable alternative strategic housing development locations were considered at the Former RAF Upper Heyford site, as shown in **Figure 3**. **Table 6** summarises the predicted effects for each SA objective.

Significant effects

1.126 A number of **potential significant positive effects** were identified for both the intensification of housing provision on the existing allocated site and the provision of homes on the extension site

into land abutting the south and eastern boundary of Former RAF Upper Heyford. Both options would make a significant contribution to the new District housing requirement and therefore have a significant positive effect on SA objective 1 (**provision of homes**).

- 1.127 Both options are likely to have a **significant positive effect** on SA objective 7 (**accessibility to facilities and services**), because although the Former RAF Upper Heyford site is relatively isolated from existing services and facilities, both options would be large enough and need to be a self-contained redevelopment, therefore they would both be likely to achieve good provision of new services and facilities within the site. Both of the options would also be likely to have significant positive effects on SA objectives 17 (**employment levels**) and 18 (**economic growth**) because they are large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.
- 1.128 The option of intensification of the housing provision within the current allocation for Former RAF Upper Heyford is likely to have a **significant positive effect** on SA objective 8 (**efficient use of land**) as much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to remediate any contaminated land. By contrast, the option for the extension of the allocation into the land abutting the south and eastern boundary of Former RAF Upper Heyford would have a **significant negative effect** on the same objective (**efficient use of land**) because it is a large area of greenfield land within Grade 3 best and most versatile agricultural land.
- 1.129 The option of intensification of the housing provision within the current allocation for Former RAF Upper Heyford could have a **significant negative effect** on SA objective 10 (**biodiversity**) as Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. In addition, the northeastern quarter of the site contains the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield, and the site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) in these locations. However, there are parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered of Low/Medium (2) ecological sensitivity.⁷ This same option could also have a significant negative effect on SA objective 11 (**landscape and heritage**) without appropriate mitigation, due to the combined landscape sensitivity of the site being assessed as High and the combined visual sensitivity for the area being Medium⁸, as well as entire site being designated as a Conservation Area and containing five Scheduled Monuments. In addition, there are three areas recognised in the National Monuments Record.⁹

⁷ WYG (July 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment*

⁸ WYG (July 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment*

⁹ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Table 6: Summary of SA Scores for reasonable alternative strategic residential/mixed use development locations at Former RAF Upper Heyford

SA Objectives	Reasonable Alternatives	
	UH1 & UH004 - Intensification	Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (including UH002, UH003, UH005, UH006 and UH007)
1. Homes	++	++
2. Flooding	0	0
3. Health and well-being	+	+
4. Poverty and social exclusion	+	+
5. Crime	?	?
6. Vibrant communities	?	?
7. Accessibility	++	++
8. Efficient land use	++	--
9. Air quality	+	+
10. Biodiversity	--	-
11. Landscape and heritage	--	-
12. Road traffic	+	+
13. Resource use	?	?
14. Waste	?	?
15. Water quality and quantity	?	?
16. Energy efficiency	+	+
17. Employment levels	++	++
18. Economic growth	++	++
19. Tourism	?	?

Reasons for selecting the preferred alternatives

- 1.130 Alongside the SA of the reasonable alternative strategic development locations around Banbury, Bicester and Former RAF Upper Heyford, Cherwell District Council undertook its own planning assessment of the sites already allocated in the plan, discounted in earlier stages and/or put forward by developers. This involved updating the Strategic Housing Land Availability Assessment (SHLAA), taking into account the findings of the SA work and update work on the Habitats Regulations Assessment, County Council's transport assessments, Landscape Sensitivity and Capacity Assessment and Strategic Flood Risk Assessment.

- 1.131 Drawing on this evidence base, CDC has identified in the schedule of Main Modifications its preferred strategic development locations to allocate (and the amount of housing or employment land to be delivered), in addition to those already included in the Submission Local Plan, in order to meet the additional housing requirement set out in the Oxfordshire SHMA.
- 1.132 A summary of the reasons for selecting the preferred strategic development locations, and discounting other reasonable alternatives is provided below:
- Generally, for the existing strategic allocations in the Submission Local Plan, the reasons set out in Section 7 of the 2013 SA Report still stand.
 - Reasons for selecting new sites for allocation included:
 - Some sites were selected because on balance, compared to other reasonable alternatives, they were considered preferable (e.g. Land at Southam Road) to opening up an area of countryside elsewhere around Banbury (e.g. south of Banbury).
 - Potential adverse impacts e.g. on Conservation Areas could be avoided.
 - For employment: Well located strategic location adjacent to motorway junction.
 - Reasons for discounting sites included:
 - Considered in the LSCA to have low capacity for residential development, or that development at that location would not be in keeping with the existing landscape character of the area.
 - Avoiding encroachment of the urban edge towards nearby villages and coalescence.
 - Avoiding encroachment into the countryside.
 - Sites actively being promoted for another use (e.g. employment) therefore, not suitable for housing allocation.
 - Site being in an inaccessible location, or distant from the town centre and separated by the perimeter road.
 - Avoiding loss of highly accessible formal sports provision forming part of a green lung extending into the urban area.
 - Avoiding unacceptable harm to nature conservation sites, e.g. one site is a designated Local Wildlife Site and part of the site is a SSSI.

Appraisal of proposed Main Modifications to the Submission Local Plan

- 1.133 The SA of the Proposed Main Modifications to the Submission Local Plan is described below. The Proposed Main Modifications have been prepared by the Council taking into account new evidence gathered since the Submission Local plan was submitted to the Secretary of State, and the findings of the SA work described in this SA Addendum.

Reasons for selecting the alternatives

- 1.134 Proposed Main Modifications to the Submission Local Plan have been prepared by Cherwell District Council, including changes identified during and soon after the Examination Hearing Day 1 in June 2014 and further changes which have resulted from the work done to demonstrate that the additional housing requirement for the District set out in the Oxfordshire Strategic Housing Market Assessment can be met. The Proposed Main Modifications are shown in a schedule prepared by the Council. The Council's reasons for including each proposed Main Modification to the Submission Local Plan is provided in the schedule.

Approach to the appraisal of the proposed Main Modifications

- 1.135 The SA implications have been considered based on whether each Main Modification changes the SA findings identified in the 2013 SA Report for the Submission Local Plan. Where a Main

Modification relates to a significant change to the Local Plan that has not previously been appraised in the 2013 SA Report (for example a new or revised policy or strategic allocation), a new or revised SA matrix for the Main Modification was prepared as part of this current SA Addendum. Note that the SA Addendum has considered the sustainability effects of implementing the full policy, including the changes proposed by the Main Modifications, rather than just appraising the wording of the Main Modification on its own.

Summary of appraisal findings

- 1.136 Most of the changes in the Proposed Main Modifications do not represent a significant change to the Local Plan as they are generally minor in nature and are intended either to correct factual errors or to provide improved clarification. A few of the Proposed Main Modifications may have additional positive effects, but the overall SA score from the previous SA reports has not changed.
- 1.137 A number of new policies have been introduced through the Proposed Main Modifications:
- Bicester 13 – Gavray Drive.
 - Banbury 15 - Employment Land North East of Junction 11.
 - Banbury 16 – South of Salt Way – West.
 - Banbury 17 – South of Salt Way – East.
 - Banbury 18 – Land at Drayton Lodge Farm.
 - Banbury 19 – Land at Higham Way.
- 1.138 The following policies have been amended to change either the site area, number of homes to be provided, area of employment land and/or the policy requirements:
- SLE 1 – Employment Development.
 - SLE 4 – Improved Transport and Connections.
 - Bicester 1 – North-West Bicester Eco-Town.
 - Bicester 2 – Graven Hill.
 - Bicester 10 – Bicester Gateway.
 - Bicester 11 – Employment Land at North East Bicester.
 - Bicester 12 – South East Bicester.
 - Banbury 4 – Bankside Phase 2.
 - Banbury 6 – North of Hanwell Fields.
 - Policy Villages 5 – Former RAF Upper Heyford.
- 1.139 The strategic allocations in the new policies and revised policies were appraised in the SA Addendum.

Findings of the new and revised policy appraisals

- 1.140 The Submission Local Plan, together with the proposed Main Modifications, includes mitigation and enhancement measures either within the new or revised policies or elsewhere in the Local Plan, which should avoid in most instances significant adverse effects from occurring from the development proposed in the Submission Local Plan and proposed Main Modifications.
- 1.141 Overall, the SA found that a wide range of significant positive effects are likely to result from Submission Local Plan, together with the proposed Main Modifications.

Significant positive effects

- 1.142 A number of the policies recorded significant positive effects against SA objective 1 (Housing) including Bicester 1 – North West Bicester Eco-Town, Bicester 2 – Graven Hill, Banbury 4 – Bankside Phase 2, and Rural Villages 5 – Former RAF Upper Heyford.
- 1.143 Similarly, a large number of policies recorded significant positive effects against SA objectives 17 and/or 18 (Employment and Economic growth), including SLE1 - Employment Development, SLE2

- Securing Dynamic Town Centres, SLE3 - Supporting Tourism Growth, and Bicester 1 - North West Bicester Eco-Town, Bicester 2 - Graven Hill, Bicester 10 - Bicester Gateway, Bicester 11 - Employment Land at North East Bicester, Bicester 12 - South East Bicester, Banbury 6 - North of Hanwell Fields, Banbury 8 - Bolton Road Development Area, and Rural Villages 5 - Former RAF Upper Heyford.

- 1.144 Several sites recorded significant positive effects against SA objective 7 (Accessibility to services and facilities), including Bicester 1 - North West Bicester Eco-Town, Bicester 2 - Graven Hill, Bicester 12 - South East Bicester, Bicester 13 - Gavray Drive, Banbury 4 - Bankside Phase 2, Banbury 8 - Bolton Road Development Area, Banbury 16 - South of Salt Way West, Banbury 17 - South of Salt Way East, Banbury 18 - Land at Drayton Lodge Farm, Banbury 19 - Land at Higham Way, and Rural Villages 5 - Former RAF Upper Heyford.
- 1.145 Fewer sites recorded significant positive effects against SA objective 3 (Improve health and well-being), SA objective 6 (Sustain community vibrancy), SA objective 8 (re-use of previously developed land), SA objective 9 (Reduce air pollution), SA objective 12 (Reduce congestion), SA objective 13 (Reduce resource consumption), SA objective 14 (Reduce waste).
- 1.146 Bicester 1 - North West Bicester Eco-Town performed particularly strongly recording significant positive effects against nearly half of the SA objectives. Bicester 2 - Graven Hill, and Rural Villages 5 - Former RAF Upper Heyford, also performed strongly with a number of significant positive effects.
- 1.147 Bicester 13 - Gavray Drive, Banbury 16 - South of Salt Way West, Banbury 17 - South of Salt Way East, Banbury 18 - Land at Drayton Lodge Farm, recorded significant positive effects against only one SA Objective, being SA objective 7 (Accessibility to services and facilities), although in common with many of the other sites, they recorded a number of minor positive effects against some of the other SA objectives.

Significant negative effects

- 1.148 The only SA objective for which significant adverse effects were recorded was for SA objective 8 (Re-use of previously developed land). This is because for a number of sites, development that will take place on greenfield, often agricultural, land for which no mitigation is possible. These relate primarily to the following allocations:
- Bicester 1 - North-West Bicester Eco-Town.
 - Bicester 10 - Bicester Gateway.
 - Bicester 11 - Employment Land at North East Bicester.
 - Bicester 12 - South East Bicester.
 - Banbury 4 - Bankside Phase 2.
 - Banbury 15 - Employment Land North East of Junction 11.
 - Banbury 16 - South of Salt Way - West.
 - Banbury 17 - South of Salt Way - East.
 - Banbury 18 - Land at Drayton Lodge Farm.
- 1.149 It should be noted that, with respect to the new site allocation Banbury 15 - Employment Land North East of Junction 11, this is the first significant scale of development that has been allocated to the east of the M40 at Banbury. As a result, it could be considered that now this 'boundary' will be breached, it opens up the greater likelihood for additional development east of the M40 in the future.

Mitigation

- 1.150 A number of mitigation and enhancement measures were recommended as a result of the SA Addendum, as relevant to the site concerned. These include:
- Undertaking a full drainage impact assessment and Flood Risk Assessment where appropriate as part of any future development, as well as incorporating in the design of development

sustainable drainage systems, to ensure no increase in flood risk, particularly surface water run-off and improvements in run-off water quality.

- Where possible and appropriate, ensuring the re-use of existing buildings and locally sourced materials in development proposals.
- Planting of vegetation along strategic route ways to screen potential noise and traffic impacts.
- Protecting and enhancing public rights of way and hedgerows.
- Including good provision of services and facilities to reflect the community's needs and support its health, social and cultural well-being.
- Undertaking of ecological surveys as part of proposals for development, in order that the design of the development takes into account the potential for ecological impacts.
- The promotion of biodiversity conservation/enhancement and habitat creation, in particular linkages with existing BAP priority habitats.
- Carrying out of full landscape and visual impact assessment, as well as a cultural heritage assessment, as part of future development.

1.151 The recommended mitigation and enhancement measures have been reflected in the proposed Main Modifications, as appropriate.

1.152 The assessment of residual effects assumes that all development is delivered in accordance with the policies in the Local Plan as a whole, and that the mitigation and enhancement measures are effective.

Findings of the Habitats Regulations Assessment

1.153 The HRA Screening Report noted that there is one international site within the District of Cherwell: Oxford Meadows Special Area of Conservation (SAC). The HRA Screening Report concluded that none of the policies present in the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications will lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects.

Potential cumulative effects of the Cherwell Local Plan as proposed to be modified

1.154 The SEA Directive requires an assessment of cumulative effects. Cumulative effects arise, where several developments each have insignificant effects but together have a significant effect; or where the effects of different elements of the plan will have a combined significant effect. The term can also be used to describe synergistic effects, which interact to produce a total effect greater than the sum of the individual effects.

1.155 **Significant positive cumulative effects** at Bicester are likely to arise with respect to employment and the economy of the town and the contribution of development towards reducing poverty and social exclusion, and creating vibrant communities. Similar significant positive cumulative effects are likely at Banbury.

1.156 The proposed development at Bicester is most likely to give rise to **significant adverse cumulative effects** in relation to the loss of greenfield and agricultural land. There is also the potential for significant adverse cumulative effects with respect to air quality, biodiversity and the landscape, although these are not certain. At Banbury, potential significant adverse cumulative effects relate to the loss of agricultural land and potentially landscape.

1.157 For the Plan area as a whole, it is likely that the additional growth in the proposed Main Modifications is likely to generate traffic across the District and beyond, because it also allows for additional development at Former RAF Upper Heyford and the Rural Areas. These locations are less well served by local services and facilities (although the additional development should help to create extra demand for them assisting with their viability), and therefore it is likely that many

residents will continue to work and use services and facilities elsewhere. This, along with the additional development, is likely to lead to a sense of increased urbanisation in a predominantly rural District. It is difficult to assess whether this is likely to be significant in SA terms, or whether this will affect environmental receptors such as biodiversity (which is likely to be more influenced by land management practices such as farming), but for some residents the difference is likely to be noticeable.

- 1.158 The additional growth will also place greater pressure on water resources and waste water treatment works, although this should be addressed through the resource planning and investment programmes of the water companies.
- 1.159 Conversely, the additional housing and employment, not only at Bicester and Banbury, but elsewhere in the District is likely to lead to cumulative positive effects with respect to the local economy, and social objectives such as meeting housing need in smaller communities.
- 1.160 The assessment of cumulative effects of the Submission Local Plan incorporating proposed Main Modifications, with other plans, programmes of projects did not identify any significant cumulative effects.

Conclusions

- 1.161 The SA Addendum Report brings together the results of an intense period of work over two months that has sought to identify the effects of a range of alternatives to the Cherwell Submission Local Plan in order to ensure that the final adopted Local Plan accommodates the full objectively assessed needs of the Cherwell District.
- 1.162 The SA Addendum work builds on the earlier SA work on the Submission Local Plan. The Local Plan Strategy remains unchanged. It is not intended to replace the earlier SA work, but to supplement it, by providing further assessment as necessary in order to help the District Council make decisions and choose the most appropriate strategy for accommodating the additional development identified as being needed over the period covered by the Local Plan. A Scoping Report for the SA Addendum work was prepared in June 2014 and the comments of consultees reflected in the work as appropriate.
- 1.163 The SA Addendum work has involved close working between LUC, as the appointed SA consultants, and Council officers, with the findings of the SA work feeding into the decision-making process throughout. The SA Addendum work takes into account up-to-date evidence on the objectively assessed housing and jobs provided by independent consultants, plus other technical studies as relevant.

The influence of the SA Addendum on the Cherwell Local Plan

- 1.164 The aim of the SA Addendum work has been to be objective and to be as consistent as possible with the method of approach as was used for the original SA. It used the same SA objectives, appraisal matrices, and sought to use similar assumptions when coming to judgements on the likely effects of the reasonable alternatives and the proposed Main Modifications.
- 1.165 Although the SA has considered the sustainability effects of all the proposed Main Modifications, the primary focus of the work has been on the alternative options for accommodating the additional development identified as being needed through the work on objectively assessed housing needs and the economic analysis. This work has identified the need to accommodate a significant increase in housing and also for additional employment land.
- 1.166 The SA Addendum has assessed the quantum of development, the overall spatial strategy for accommodating the additional development, and the locations where the additional development should be more appropriately delivered. Reasonable alternatives were considered as part of this process.
- 1.167 The SA Addendum found that the overall spatial strategy in the Submission Local Plan should continue to be pursued for the additional development identified as being needed, taking into account that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the District for new housing.

- 1.168 The spatial strategy set out in the Submission Local Plan involves focusing the majority of development at the two main towns in the District – Bicester and Banbury – whilst allowing for some development to meet the needs of rural communities. In the rural areas, a key component is the provision of development at Former RAF Upper Heyford, where a new community is taking shape. The proposed Main Modifications continue to pursue this approach, and the SA Addendum work has found that this represents a balanced and proportionate way of accommodating the additional development.
- 1.169 There are environmental constraints that affect many parts of the District, such as flood risk, landscape, biodiversity, heritage, and agricultural land but these are not of such significance to preclude further development from happening in the locations proposed. Banbury has particular topographical constraints that make it more of a challenge to accommodate development around parts of the town than at Bicester, but it has the advantage of being a sub-regional centre in its own right and therefore needs to accommodate some of the additional growth in order to maintain and reinforce its role and function. It is of note that as part of the proposed Main Modifications a new employment site has been identified east of Junction 11 of the M40, as the motorway has up until now acted as the eastern-most boundary to expansion of the town.
- 1.170 Bicester is more heavily influenced by Oxford, and growth at the town should help to strengthen its ability to reinforce its own identity and critical mass, in terms of housing, jobs, retail and community services and facilities, so that residents have less desire to travel elsewhere to meet their needs. The town itself offers opportunities for employment development within easy access of residents. The rural areas also need to accommodate some additional development in order to provide for affordable housing and to support their local services and facilities, but on a scale that is commensurate with their role and character, and not so great that it leads to unsustainable transport movements, often on rural roads.
- 1.171 Former RAF Upper Heyford is constrained by its heritage value, its nature conservation interest, and the proximity of nearby villages, but it offers the opportunity for environmental improvements to develop into a more significant settlement in its own right that provides for a greater range of jobs, services and facilities on previously developed land.
- 1.172 The SA Addendum work assessed a number of strategic development locations for both housing and employment at Bicester, Banbury and Former RAF Upper Heyford. These included intensification of existing allocations in the Submission Local Plan, extensions to existing allocations, and new allocations. In many instances, environmental constraints were identified that could give rise to significant adverse effects if developed without adequate mitigation. The appraisal process sought to identify the potential positive and negative effects, and what mitigation would be needed, in order to inform the final selection of additional development locations in the proposed Main Modifications and the criteria that should apply to ensure that they are developed sustainably.
- 1.173 The SA Addendum records the reasons of the Council why some reasonable alternatives were included in the proposed Main Modifications, and others rejected.
- 1.174 The SA of the proposed Main Modifications found that these are likely to give rise to a range of significant positive effects, particularly with regard to social and economic SA objectives. Because the policies in the Submission Local Plan, together with the proposed Main Modifications, have a range of safeguards that seek to avoid significant adverse effects on the environment, few significant residual adverse effects were identified. The main significant residual adverse effect was the loss of greenfield, often agricultural, land that cannot be avoided if the full needs of the District are to be accommodated. Minor adverse effects remain in some instances, but should be able to be mitigated through proper implementation of the numerous policy requirements included in the Submission Local Plan and the proposed Main Modifications.

Cumulative effects

- 1.175 The main cumulative effects that have been identified in relation to the Submission Local Plan incorporating the proposed Main Modifications are similar to those for individual development locations – significant positive effects with respect to social and economic SA objectives, and significant adverse effects with respect to the loss of greenfield, often agricultural, land to development. No significant cumulative effects were identified with respect to other plans and programmes of neighbouring authorities.

Difficulties encountered

- 1.176 Schedule 2 of the SEA Regulations requires the SEA Report to include “a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”. The main difficulty encountered while carrying out the SA work was in trying to be consistent with an approach to the SA that was developed by the consultants who carried out the original SA work on the Submission Local Plan. Although there were many similarities, the approach used for the original SA differed in parts from the approach normally adopted by LUC, even though the ultimate aim of the SA work is the same – to identify significant effects of implementing the plan and reasonable alternatives.
- 1.177 However, consistency in SA work is important in order to aid transparency, robustness and like-for-like comparison between reasonable alternatives, and therefore the approach adopted in the original SA work continued to be used with respect to the SA Addendum work. This meant revising the original SA matrices where proposed Main Modifications are putting forward changes to policies, and creating new SA matrices but using the same framework for new policies. The approach and level of detail of the SA, for example, with respect to the identification of cumulative effects was the same as was used in the original SA.
- 1.178 In addition, because of the tight timetable for carrying out the SA of reasonable alternatives for accommodating the additional development identified as being needed in the District, and also for the carrying out the SA of the resulting proposed Main Modifications, the SA work had to be carried out rapidly. It is a complex process to report upon, but the SA Addendum covers all the work undertaken and provides an audit trail of the decision-making process.
- 1.179 In our view, despite the challenges, the SA Addendum work has been carried out thoroughly and accurately, and with due regard to the SEA Regulations. We would like to thank Cherwell District Council officers for checking the SA work, particularly the factual content, to minimise the likelihood of errors being included in this report.

Monitoring

- 1.180 Once the Local Plan is adopted, the significant effects identified in the original SA work and the SA Addendum will need to be monitored. Appendix F of the original SA sets out a range of indicators for monitoring framework the implementation of the Local Plan.
- 1.181 We recommend that the monitoring framework is developed in more detail and recorded in the SA/SEA Adoption Statement when the Local Plan is adopted, with clear structure to show what monitoring needs to take place and why, who should be responsible for carrying out and reporting on the monitoring, and the arrangements for remedial action should the monitoring work identify unexpected significant effects.

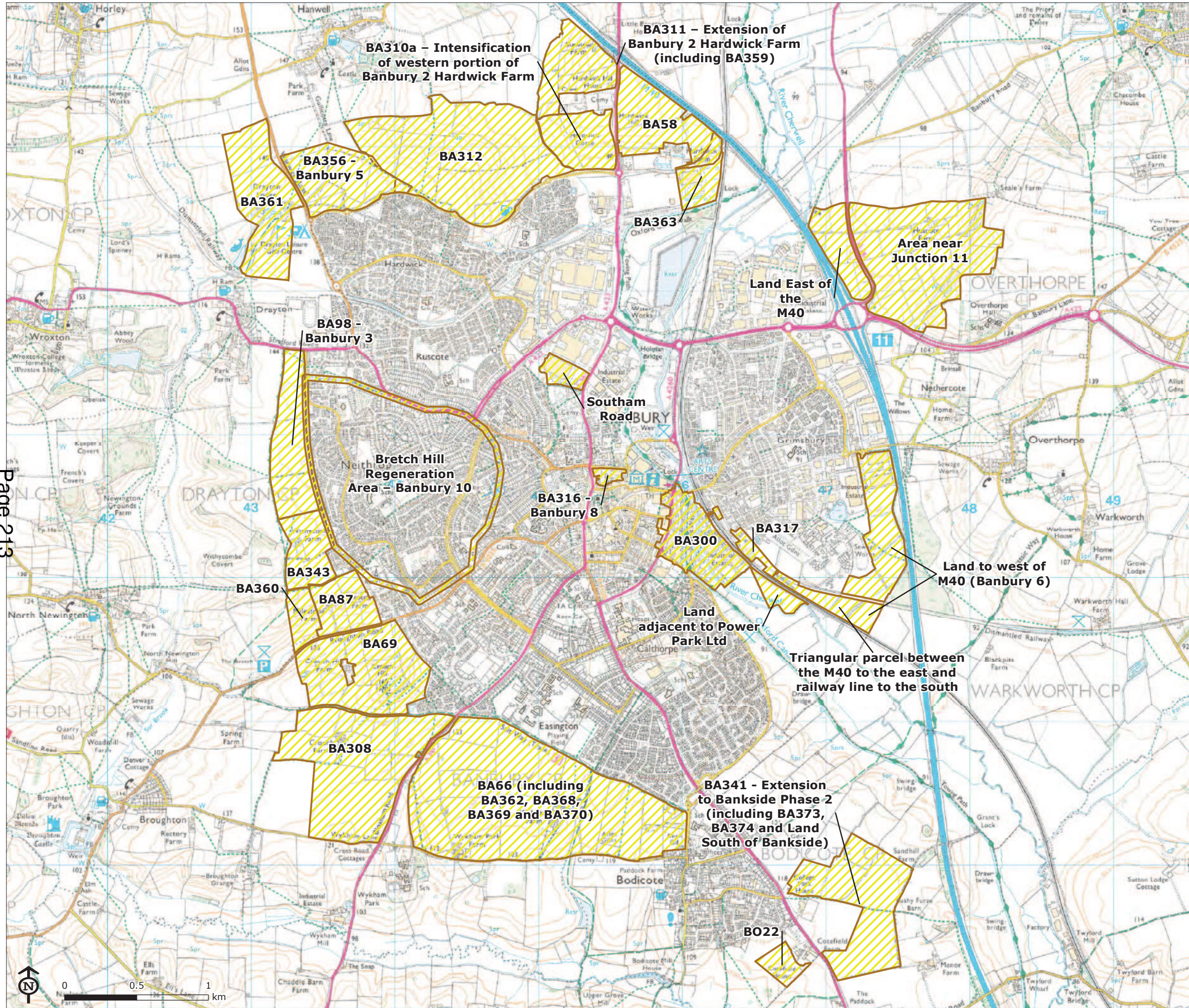
LUC

October 2014

Figure 1

Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Banbury

 Site



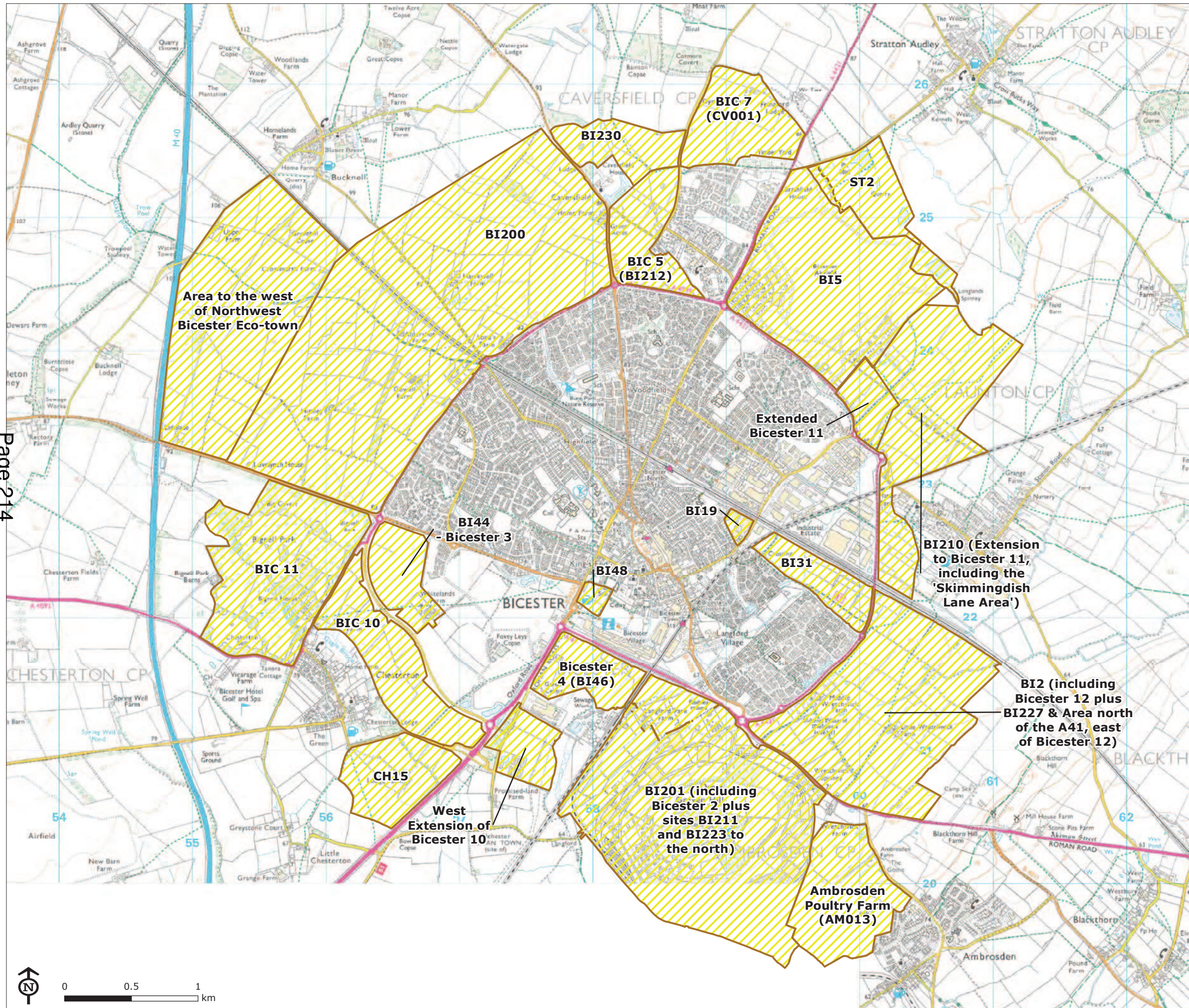
Map Scale @ A4: 1:28,000



Figure 2

Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Bicester

 Site



page 214



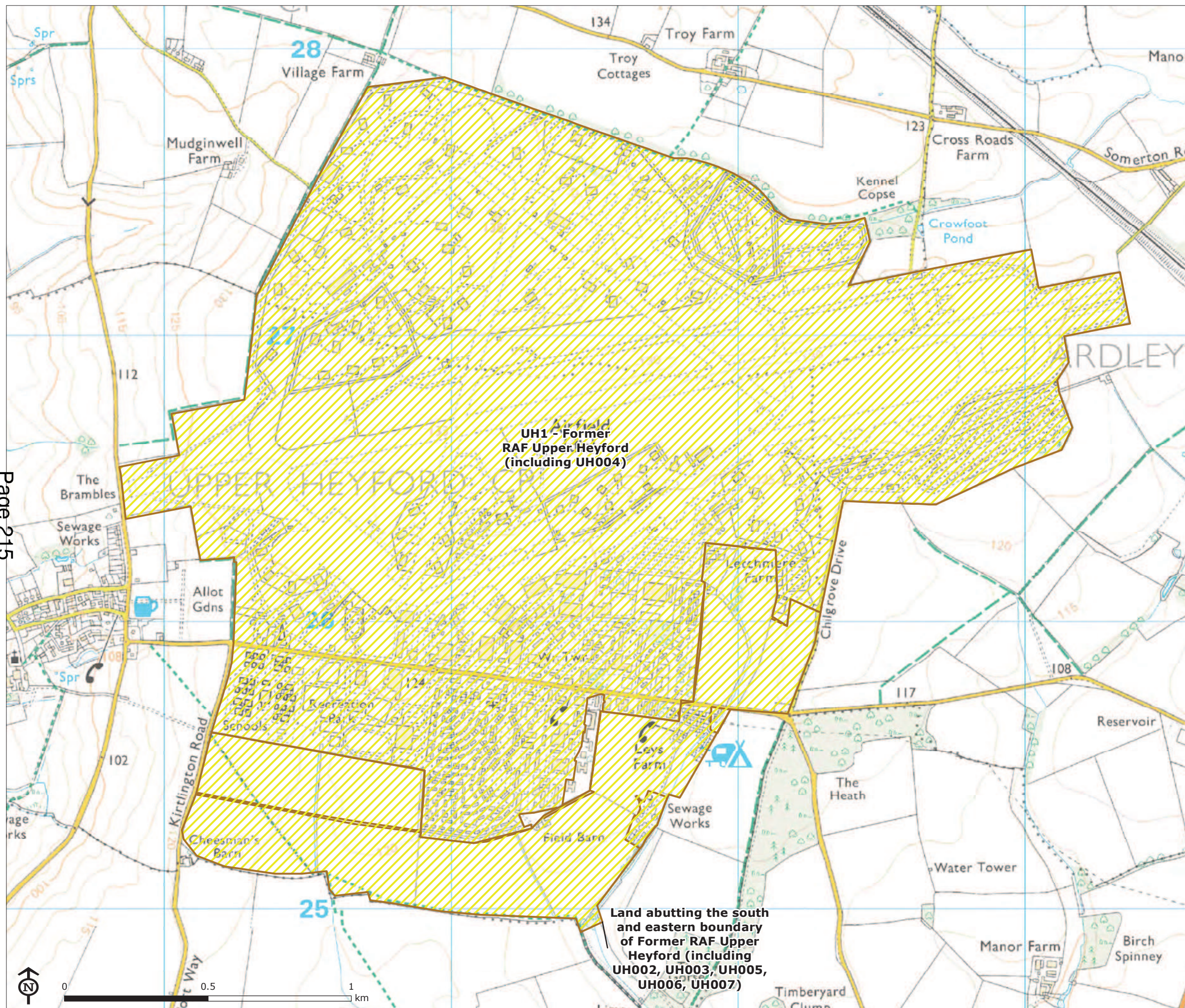
Map Scale @ A4: 1:41,000



Figure 3

Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Former RAF Upper Heyford

 Site



Map Scale @ A4: 1:19,000



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Cherwell Local Plan Submission SA Addendum for Main Modifications (October 2014) Appendices Part 1 – Appendix 1-4

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Appendix 1

Consultation responses to SA Addendum Scoping Report (June 2014)

Consultation responses received in relation to the Scoping Report of the Sustainability Appraisal Addendum for Main Modifications to the Cherwell Submission Local Plan

Consultee (Ref)	Response	How addressed in SA Addendum
Whether the draft reasonableness criteria in Chapter 2 of the Scoping Report are appropriate and are suitable for identifying reasonable alternatives.		
Natural England (2014 SASR_1)	As far as the natural environment is concerned they appear to be appropriate and suitable for identifying reasonable alternatives. Clearly these crude screening criteria are inadequate for the actual assessment which would need to consider that effects of the proposal, not simply its location.	Noted. The SA will take an 'objectives-led' approach to the assessment that will address the sustainability issues identified. It is proposed to use the same SA Framework as was developed originally for the SA of the Cherwell Local Plan. The reasonableness criteria were only proposed to be used as a high level sieve for determining whether potential strategic development sites were 'reasonable alternatives', prior to the detailed appraisal.
English Heritage (2014 SASR_3)	<p>Paragraph 2.25 of the Addendum explains that there are four "reasonable alternatives" or "options" for accommodating additional growth, in spatial strategy terms. It is clear from paragraph 2.24 that one reason for selecting these options is that they are not within the Oxford Green Belt. However, it is paragraph 2.31 and Table 2.1 that fully explains what is considered to be a "reasonable" alternative by reference to "reasonableness criteria", these being determined with reference to the NPPF, NPPG and the strategic objectives of the Submission Local Plan.</p> <p>We are concerned that there is no assessment of these "reasonableness criteria" in the Addendum. We appreciate that these are based on the National Planning Policy Framework and the strategic objectives of the Submission Local Plan, but as we explain below we consider that that the Addendum fails to fully recognise the significance of designated heritage assets. We also appreciate that there will be an opportunity to comment on the methodology used to identify "reasonable alternatives" during the consultation on the Main Modifications, but we believe that there should be an objective assessment of the "reasonableness criteria" to inform the</p>	The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in

	<p>construction of these criteria as a starting point for the choice of strategic locations.</p>	<p>Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative. This is now explained in Chapter 4 of the SA Addendum.</p> <p>The reasonableness criteria were only proposed to be used as a high level sieve for determining whether potential strategic development sites were 'reasonable alternatives', prior to the detailed appraisal. The reasonableness criteria were not proposed to be used for the options for the quantum of housing and jobs or the overall spatial distribution of additional development.</p> <p>Subsequent to the Scoping stage, the strategic development site options were considered against the reasonableness criteria, and there were very few options that did not comply with the reasonableness criteria, as discussed in Chapter 7.</p>
<p>English Heritage (2014 SASR_3)</p>	<p>We note that Table 2.1 includes heritage assets and refers to the statement in paragraph 132 of the NPPF that substantial harm to or loss of designated assets of the highest significance should be wholly exceptional. However, paragraph 132 also states "Substantial harm to or loss of a grade II listed building, park or garden should be exceptional". There is therefore also a clear presumption against substantial harm to the significance of these lower grade designated assets (which can also occur through development within the setting of the heritage asset).</p> <p>This is confirmed at the start of paragraph 132; "When considering the impact of a proposed development on the significance of a designated</p>	<p>The reasonableness criteria were only proposed to be used as a high level sieve for determining whether potential strategic development sites were 'reasonable alternatives', prior to the detailed appraisal. Subsequent to the Scoping stage, the strategic development site options were considered against the reasonableness criteria, and there were very few options that did not comply with</p>

heritage asset, great weight should be given to the asset's conservation" and later in the same paragraph; "As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification".

"Great weight" is the same degree of consideration that paragraph 115 of the NPPF states should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. This is cited in Table 2.1, which explains that locations within the Cotswolds AONB will not be considered to be reasonable alternatives. The approach in the Addendum to designated heritage assets is therefore inconsistent with that to designated landscapes and is not in conformity with the NPPF.

It should also be noted that although not specifically mentioned in paragraph 132, the Glossary to the NPPF confirms that Conservation Areas are designated heritage assets. In the wake of the Barnwell Manor Decision (Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others 2014 EWCA Civ 137) there has been general agreement on the parity of the 'special regard' to be had to listed buildings and the 'special attention' to be afforded to Conservation Areas, so there is no prima facie case for treating Conservation Areas differently.

It is also important to note that paragraph 132 actually relates to the determination of planning applications – paragraph 126 relates to plan-making and advises that local planning authorities should "recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance".

Paragraph 133 also relates to decision-making but states "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss" (or four specified circumstances apply).

It is clear from this there is in every such case a presumption against substantial harm to or total loss of significance of any designated heritage asset, which has to be overcome by proving that it is 'necessary', i.e. that there is no alternative to that proposal if the substantial public benefits are to be achieved (or else that an even more stringent set of criteria all apply). Considering sites as "reasonable alternatives" that would or could cause substantial harm to designated heritage assets is thus clearly

the reasonableness criteria, as discussed in Chapter 7. However, in line with English Heritage's concerns, lower grade designated assets and Conservation Areas were added into the reasonableness criterion relating to heritage assets, and considered when reviewing whether strategic development site options complied with the reasonableness criteria or not.

	<p>against the express intent of national policy and such sites should not be considered as “reasonable” alternatives.</p> <p>In our opinion, therefore, the draft reasonableness criteria as set out in Table 2.1 fail to fully reflect the importance given to all heritage assets, particularly designated heritage assets (which include Conservation Areas), by the NPPF, and are inconsistent in their approach to designated heritage assets and designated landscapes. As a consequence, it is our opinion that the “reasonableness criteria” are inadequate (the bar for not being reasonable is set too high) as regards the historic environment and are contrary to the NPPF. This may be a comment more appropriate for a response to the consultation on the Main Modifications, but we consider it important to raise it at this juncture.</p> <p>We accept that “reasonable alternatives” will still need to be assessed against the Sustainability Objectives, including Objective 11, but by being considered a “reasonable location” they will have already effectively been considered appropriate for development.</p>	
<p>David Lock Associates (2014 SASR_19)</p>	<p>Housing</p> <p>The district does not have a 5-year supply of housing against its increasing housing requirement (with a 20% buffer) and housing completions (net) in 2012/13 were 340 compared to the previous South East Plan requirement of 670 per annum in the Submission Local Plan according to the Annual Monitoring Report (December 2013). Total completions from 2006 to 2013 were only 3,238, at an average of 462 per annum, compared to the Local Plan’s previous requirement over this period of 4,690. Net affordable housing completions in 2012/13 were 113 against a need figure of 300 per annum, as set out in the Local Plan.</p> <p>The SHMA 2014, contains a complex calculation of affordable housing need, which indicates that there is a newly arising need of about 644 affordable homes per annum, which with an annual total supply of 280 (all types of provision) means that there is an overall annual need of 264 per annum. With this poor level of delivery of both market and affordable homes in the district, we consider that the SA Addendum should include how the affordable housing need will be fully addressed in a sustainable manner in the Plan, which may require the consideration of higher housing figures (i.e. total provision of 1,233 p.a. as set out in Table 89 of the</p>	<p>Noted. The SHMA does not indicate that a higher housing figure should be provided in Cherwell. The SA addendum considers the effects of allocating more employment land in the Local Plan, including at Banbury.</p>

SHMA.

Employment

We would refer to our earlier comments in these representations relating to the need for significantly more employment land within Banbury to meet the vision of the Banbury Masterplan, compensate for the land to be lost to employment uses at Canalside and Prodrive, meet the future economic and employment needs of the town and fulfil the objectives of the Local Plan and the Strategic Economic Plans that the Council is signed up to.

We cannot comment further at this stage since the 'reasonable alternative' to the Submission Local Plan is to be informed by further employment work being undertaken by the Council and hence not yet available.

Spatial distribution

We agree (for reasons already set out) that most of the growth in the District should be distributed to locations within or immediately adjoining the main towns of Banbury and Bicester. We consider (for reasons already set out) that a more equal distribution of employment land allocations should take place, with Banbury being provided with much more land to address the present deficiency, provide sufficient land to meet the needs of the town and hinterland to 2031 and take account of relevant market and economic signals. Hence we favour Option B - as the principal strategy to distribute the additional housing and employment growth required - supported by and in combination with the other options.

Appraisal of additional strategic development locations

We support the further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan, but which are now required in order to deliver the increased level of growth needed in Cherwell District.

Draft Reasonableness Criteria

Overall, the draft reasonableness criteria in Chapter 2 are considered to be appropriate and suitable for identifying reasonable alternatives.

Whether the information provided in Chapter 4 of the Scoping Report provides a suitable and accurate summary of the contextual baseline for the additional SA work, bearing in mind that the appraisal of reasonable alternatives for the SA Addendum will draw on

the studies and other evidence provided to support the Local Plan.		
Natural England (2014 SASR_1)	The natural environment information appears to provide a suitable summary of the contextual baseline. We have no reason to think it inaccurate, but have not checked it for accuracy.	Noted.
English Heritage (2014 SASR_3)	In Section 4 of the Addendum we note that there is a specific section on the natural environment, but no corresponding section on the historic and built environment. We consider that this is a serious omission. We are not clear why the reference to the major environmental challenge in paragraph 4.17 comes under "Economy". We are not clear either why there is no mention of Upper Heyford in the section "Cherwell's Places" – we welcome the recognition of the historic significance of Kidlington and many of the district's other villages, but there should also be a reference to the substantial historic interest of Upper Heyford.	Noted. An additional section on the historic and built environment has been added to the baseline section of this SA Addendum in Chapter 3.
Oxford Green Belt Network (2014 SASR_4)	<p>Paragraph 3.3 - It is here that you refer to the background documents, the SHMA and the Oxfordshire Strategic Economic Plan which you are obliged to take into account. We are concerned that views of the Local Enterprise Partnership, expressed through the SEP have not been the subject of wider examination and that the public have not been allowed the opportunity to scrutinise them as might have been the case if a public inquiry had been held before the SEP comes to be adopted. We have called for such an inquiry. This, it seems to us, is all the more important since the housing figures in the SHMA are driven by the supposed economic growth set out in the SEP, and you will be aware of the criticism of how the figures in the SHMA were calculated, e.g. in the Wenban-Smith report for CPRE Oxfordshire. Not only do critics find the growth figures flawed, but one must also question how sustainable is the degree of growth implied by these figures for the whole of the Oxfordshire region. They imply growth on a scale never before experienced and one that, we believe, will impose impossible pressures on infrastructure and unimaginable damage on local environments including the Green Belt.</p> <p>Paragraph 4.43 - In describing the characteristics of the Cherwell District you refer here to "an educational corridor" extending from North Oxford to Kidlington and the Begbroke science park. Not only do we find these spatial concepts unreal but we think it creates a false impression of some kind of physical space that has special needs. We see a danger in this of the kind</p>	<p>Noted. The first part of this comment relates to the SEP and SHMA rather than the SA of the Local Plan modifications.</p> <p>The reference to the educational corridor has been removed from the baseline information section in Chapter 3.</p>

	discussed above relating to coalescence.	
Oxford City Council (2014 SASR_17)	<p>Section 4</p> <p>This section fails to recognise the close geographical and functional relationship that Cherwell has with Oxford and the wider housing market area and city region. It is especially concerning that there is not greater recognition of the southern part of Cherwell in particular having a strong functional relationship with Oxford, nor any characterisation of commuting patterns (in-commuting to Oxford) and environmental problems arising. e.g. this section fails to fully reflect the updated Baseline Data (Appendix 2) in relation to the SHMA and Oxfordshire housing market, and also in relation to the City Deal, Oxfordshire SEP and The Oxford Innovation Engine report.</p>	Noted. The baseline information in Chapter 3 of this SA Addendum has been expanded to recognise the relationship between Cherwell and the city of Oxford.
Linda Ward (2014 SASR_6), Paul Webb (2014 SASR_10) and Lynn and John Pilgrim (2014 SASR_13)	<p>You state (3.3) that you are obliged to take into account background documents (the SHMA and the Oxfordshire Strategic Economic Plan or SEP). I strongly support the calls for a public inquiry into the basis and accuracy of both documents. This is vital since the housing figures in the SHMA are driven by the supposed economic growth set out in the SEP. The Wenban-Smith report for CPRE Oxfordshire exposes serious potential flaws in how the figures in the SHMA were calculated. It also highlights the impact on overall housing targets of even minor assumptions and shows how the SHMA systematically errs in favour of inflating the target. The growth figures are profoundly flawed. They hypothesise a need for growth on a scale never before experienced and one that will impose impossible pressures on infrastructure and unimaginable damage on local environments including the Green Belt. Worse, given the planning 'presumption in favour of development' the revised target will make it very hard for the Council to resist inappropriate and profoundly unpopular planning applications going forward across the County for the entire duration of the planning period.</p>	This comment relates to the SEP and SHMA rather than the SA of the Local Plan modifications.
Alan Lodwick (2014 SASR_8)	<p>The SHMA is not the objective assessment is it claimed to be. It has been seriously criticised and yet, as the Examination in Public has been halted, there has been no opportunity to voice these criticisms. The SHMA is based on the proposals in the Strategic Economic Plan. This is a profoundly undemocratic document which reads like a prospectus for commercial property development rather than a serious and balanced plan. There has</p>	This comment relates to the SEP and SHMA rather than the SA of the Local Plan modifications

	been no consultation on the SEP and yet the SHMA and the Local Plan are based on it. This makes a mockery of the lengthy and complex consultation process for the Local Plan	
Paul Webb (2014 SASR_10), Lynn and John Pilgrim (2014 SASR_13)	The document refers to an 'educational corridor' from North Oxford to Kidlington and the Begbroke science park. This is not a real physical or geographical entity. There is no reason to give this 'conceit' any special treatment or priority within the strategic plan.	The reference to the educational corridor has been removed from the baseline information.
David Lock Associates (2014 SASR_19)	<p>In general, the information provided in Chapter 4 of the Scoping Report provides an appropriate baseline for the additional SA work required for the Local Plan.</p> <p>Inevitably, as time moves on other information becomes available. This includes the recent Local Growth Deal awards to the South East Midlands Local Enterprise Partnership (SEMLEP) and Oxfordshire LEP.</p> <p>In July 2014, SEMLEP was awarded a Local Growth Deal of £64.6 million investment into the area, which includes Banbury and Bicester, to create over 4,200 new jobs and more than 3,800 new homes by 2020 following the submission of its Strategic Economic Plan in March 2014.</p> <p>The Oxfordshire LEP has secured £108.5m from the Government's Local Growth Fund to support economic growth in the area – with £9.2m of new funding confirmed for 2015/16 and £53.7m for 2016/17 to 2021. The Oxfordshire Growth Deal aims to drive economic growth through innovation to meet the needs of the area's science and knowledge-rich economy. This substantial investment from Government aims to bring forward at least £100m of additional investment from local partners and the private sector.</p> <p>This funding and the economic and other growth associated with it will benefit Banbury and Cherwell district in general with the funding being used to deliver infrastructure and public transport, provide support for small businesses, improve skills, deliver housing and thereby strengthen the local economy.</p>	Reference to the recent Growth Deal award has been added to the baseline information in Chapter 3 of the SA Addendum Report.
Oxfordshire County Council (2014 SASR_5)	<p>General points</p> <p>Para 4.6: ... there are good rail connections to Birmingham and London Marylebone. Reword to ... there are good rail connections to London,</p>	Most of these suggested amendments have been made to the baseline information (Chapter 3 of this SA Addendum). The

Birmingham and beyond.

Para 4.29: 'The Government has identified North West Bicester as a location for an Eco-Town development.' Reword to: 'The Government identified North West Bicester as a location for an Eco-Town development, which is being designed to achieve zero carbon development and more sustainable living by using the best new design and construction.' It should be explained how this puts extra elements into the assessments of Bicester.

Add to para 4.35 at the beginning: 'Banbury's location in the north of the County means that it has strong links to the South Midlands, as well as to the rest of Oxfordshire and beyond.'

Para 4.48: This is more than a 'proposal'. Reword to: An east-west rail link, including a new station at Water Eaton, will provide a direct link.....

Page 22: Point 7: Will it promote compact, mixed-use development, with good accessibility to local facilities, including by non-car modes (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases whilst also reducing the need to travel?

Page 23: Point 12: 'To reduce road congestion and pollution levels by improving travel choice and reducing the need for travel by car/lorry'. Can we change this to 'To manage road congestion and pollution levels by improving travel choice, reducing the need for travel by car, and encouraging sustainable deliveries'?

Page 64& 65: It is unclear why these docs have been included and not others? Replace The Future of Transport (2004 White Paper) with "Creating Growth, Cutting Carbon – Making Sustainable Local Transport Happen", Jan 2011.

Page 104 86) to 88) – it is assumed that this will be updated with the work CDC (and OCC re: bus services) have done.

Pages 113 to 116: There are some phrases e.g. ...historical census surveys have shown a huge increase in car ownership that should be contextualised eg ... a significant increase from X% in YEAR to Y% in YEAR.

Pages 113 to 116: The 2011 Journey to Work data should be available later this month – this should be used rather than the 2001 data if it

suggested amendment to SA objective 7 has not been made as sustainable transport is already addressed under SA objective 9. The suggested amendment to SA objective 12 has not been made because the existing objective is considered to cover the issue of deliveries within the wider context of lorry travel, and changing the objective at this stage would mean that the SA of the modifications is not consistent with the earlier SA work undertaken.

"Creating Growth, Cutting Carbon – Making Sustainable Local Transport Happen" has been added to Appendix 2 of the SA Addendum Report.

Detailed analysis of the 2011 Census travel to work data has not been possible but the overall patterns of commuting contained within the Census are now referred to in Section 3 of the main report, indicating the significant commuting flows into Oxford from Cherwell.

	arrives in time.	
Oxfordshire County Council (2014 SASR_5)	<p>Strategic Planning Comments</p> <p>Refer to role of Begbroke Science Park in the section on economic structure</p> <p>Refer to Upper Heyford under the rural areas section of Cherwell's places as Upper Heyford is a named location for growth under the current strategy and is an option for further growth for the main modifications</p> <p>Appendix 1 Updated review of relevant plans and programmes</p> <p>Local/Transport: this should also refer to the draft revised objectives for LTP4 which are currently out to consultation, particularly 'minimise the need to travel' and 'encourage and facilitate physically active travel to support health'</p> <p>Appendix 2 Updated baseline data</p> <p>Add a section after 194 Kidlington to provide some data on Upper Heyford</p>	These amendments have been made to the baseline information in Chapter 3 of the SA Addendum Report and the review of plans and programmes in Appendix 2.
Oxfordshire County Council (2014 SASR_5)	<p>Appendix 2 – Some of the entries on minerals and waste need updating; I suggest the following rewording:</p> <ul style="list-style-type: none"> • 101 Sharp sand and gravel occurs extensively along the Thames valley and the Cherwell valley; and there are extensive outcrops of limestone and ironstone across much of Cherwell District. The new Oxfordshire Minerals and Waste Local Plan will include a spatial strategy for mineral working and a number of potential sites for mineral working, production or distribution in Cherwell will be considered for possible allocation in the plan. • 102 Aggregate minerals accounted for most of Oxfordshire's production in 2012. The County produced 714,000 tonnes of sand and gravel, marginally higher than in 2011 but well below the ten year average, and 242,000 tonnes of crushed rock (limestone and ironstone), the lowest level in a decade. There is a need to make continued provision for aggregates production in the County (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)). • 103 At the end of 2012 the landbank of permitted reserves of sand and gravel in Oxfordshire was 8.2 years; and for crushed rock it was 24.5 years (Oxfordshire County Council, Oxfordshire Minerals and Waste 	These amendments have been made in the updated baseline information table in Appendix 3 of this SA Addendum Report.

	<p>Annual Monitoring Report 2013 (February 2014)).</p> <ul style="list-style-type: none"> • 154 In 2012 it is estimated that 70% of commercial and industrial waste was diverted from landfill and that 78% of construction, demolition and excavation waste was recycled or recovered for use in restoration or landfill engineering (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)). • 156 Total permitted waste management capacity in Oxfordshire at May 2012 was: 15.7 million tonnes landfill; 2.3 million tonnes per annum recycling and composting; and 0.4 million tonnes per annum other recovery treatment; but much of this capacity is in temporary permissions or is not yet operational (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)). • 159 A significant proportion of the waste managed (particularly landfilled) in Oxfordshire is produced elsewhere. In 2012, 43% of waste landfilled in Oxfordshire came from outside the county; the largest proportion (21%) came from London; and waste was received from all the adjoining Counties, but particularly from Berkshire (10%), (Oxfordshire County Council, Oxfordshire Minerals and Waste Local Plan: Core Strategy – Consultation Draft (February 2014)). • Entries 154 to 159 on Waste – right hand column: This is out of date, as the Kidlington HWRC proposal has been dropped; I suggest the following rewording, but please check with Waste Management Group: • Total waste being landfilled will continue to decrease, particularly with the provision of new strategic waste management facilities such as the Ardley EFW facility (opening in 2014). 	
Whether there are any additional key sustainability issues relating to the areas likely to be affected that should be included.		
Natural England (2014 SASR_1)	We are not aware of any additional key sustainability issues.	Noted.
David Lock Associates (2014 SASR_19)	Our only comment is that the Scoping Report appears to over-emphasise the importance of Bicester in the district since Banbury is the largest and the principal town in the district and also a Primary Regional Centre (as identified in the former South East Regional Spatial Strategy). Whilst the Local Plan sees Bicester as the main focus for the provision of future	Noted. The description relating to Banbury has been put before the summary of Bicester in Chapter 3 of this SA Addendum Report, and text added to reflect the Submission Local Plan's support for

	<p>housing and employment land the Scoping Report needs to recognise (for reasons already set out) that Banbury must accommodate some large, future strategic employment allocations. This will require further consideration of those reasonable alternative strategic development locations that may have been discounted for the Submission Local Plan, but which are now required in order to deliver the increased level of growth needed in Cherwell district. Hence, an over-concentration on possible constraints in Banbury should be avoided as this may preclude necessary and appropriate employment development in the most suitable and deliverable locations.</p> <p>The issues contained in the 'areas likely to be affected' section are well thought out and cover the most important sustainability issues. The following comment is on the content of the descriptions of the characteristics of areas likely to be affected:</p> <p>Cherwell's places: Banbury. The description needs some clarification as to how the economy of Banbury is to be supported as a result of the focus on 'self-containment' in Bicester. Policy C.3 in the Cherwell Local Plan: Submission (2014) notes that although Bicester is to be the main focus for new employment land, growth of Banbury's employment areas is considered necessary due to the goal to reduce unemployment to pre-recession levels (C.110).</p>	<p>employment growth at Banbury Chapter 6 of this SA Addendum considers the overall spatial distribution of additional development for the District. Chapter 7 of this SA Addendum explains the reasonable alternative strategic development locations that have been considered, which include a number of sites that were previously discounted for the Submission Local Plan.</p>
<p>Whether the existing SA framework (presented in Chapter 5 of the Scoping Report) is robust and comprehensive, and is suitable for the additional SA work.</p>		
<p>Natural England (2014 SASR_1)</p>	<p>The first set of sub objectives (1.1 - 1.3) are wrong and duplicate the row below.</p> <p>Sub objective 8.7 should make explicit reference to best and most versatile soil.</p> <p>We have a particular concern relating to air quality and Oxford Meadows SAC. Objective 9.3 asks "Will it improve air quality?" It may be appropriate to consider "Will it improve air quality at Oxford Meadows SAC" as a separate objective.</p> <p>Sub objective 11.3 asks "Will it promote the accessibility of the district's countryside..?" A common concern is that the urbanisation of formerly accessible countryside (either informally used or via public rights of way) is</p>	<p>The first set of sub objectives (1.1-1.3) have been amended in the revised SA framework.</p> <p>Sub objective 8.7 now makes reference to best and most versatile soil.</p> <p>A separate objective, "Will it improve air quality at Oxford Meadows SAC" has been added to the SA framework.</p> <p>Sub objective 11.3 has been modified to factor in the urbanisation of formerly</p>

	<p>not factored into the SA process. It may be appropriate to make this consideration explicit in this sub objective.</p> <p>Sub objective 11.4 includes reference to landscape, but only in the context of open spaces. The SA should include a sub objective along the lines of <i>"Will it maintain and enhance the landscape character of the area?"</i></p>	<p>accessible countryside into the SA process.</p> <p>Sub objective 11.4 has been modified to include the stated wording.</p> <p>The revised SA framework is presented in Chapter 4 of this SA Addendum Report</p>
English Heritage (2014 SASR_3)	<p>We consider that locations that would cause substantial harm to any designated heritage asset should not be considered as reasonable alternatives. Locations that would cause less than substantial harm to any designated asset, or harm, even if substantial, to a non-designated asset, may perhaps be considered reasonable alternatives, but it is still essential that due regard is had to any harm to heritage assets in accordance with paragraphs 126 and 132 – 135 of the NPPF in assessing how the reasonable alternatives perform in comparative terms (paragraph 5.6 of the Addendum). We therefore welcome and support SA Objective 11 in Table 4.1 and Sub-Objective 2.</p>	<p>Noted. The reasonableness criteria set out in the Scoping Report were to be used as a high level sieve for determining whether potential strategic development sites were 'reasonable alternatives', prior to the detailed appraisal. During the detailed appraisal the potential development sites have been appraised against each of the SA objectives, including SA objective 11.</p>
David Lock Associates (2014 SASR_19)	<p>It seems to us that the SA framework fails to take into account a number of key questions relevant to the need to contribute towards the achievement of sustainable development, as set out in the NPPF (e.g. at Paragraphs 7 and 158), particularly in relation to the 'economic role' that planning plays in delivering sustainable development. For example:</p> <ul style="list-style-type: none"> • Will it contribute to building a strong, responsive and competitive economy? • Will it ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation? • Does it take full account of relevant market and economic signals? • Will it generate new and lasting full-time jobs for the district in sustainable locations? • Will it encourage innovation (e.g. entrepreneurial skills)? • Will it increase manufacturing? • Will it help to reduce the distances people need to travel to work, particularly the need to out-commute? • Will it help to reduce traffic congestion? <p>We would ask that these suggestions are added to the SA framework for the additional sustainability appraisal work that needs to be done for the</p>	<p>Noted. The Sustainability Appraisal is a high level assessment which is required to address a wide range of sustainability topics in an appropriate level of detail. SA objectives 1 and 2 address economic growth and employment, and sustainable transport is addressed in SA objective 13. Therefore, further more detailed additions have not been made to the SA framework. This would also mean that the current stage of SA work would not be consistent with the earlier work undertaken.</p>

	Local Plan.	
Oxfordshire County Council (2014 SASR_5)	<p>SA objective 7: In considering how reasonable alternative options improve accessibility to services and facilities, the SA should take into account whether local services have existing spare capacity or the potential to be expanded to absorb additional demands.</p> <p>SA Objective 18: I suggest an additional question should be:</p> <ul style="list-style-type: none"> • Will it make land and property available for education and training facilities? 	<p>It is recognised that levels of capacity at existing services and facilities will influence the likely effects of site options, as well as their proximity to those services and facilities, although it is not possible to assess capacity in any detail at this strategic level of assessment. It is also assumed that new services and facilities will be provided as part of larger developments to meet the increase in demand from new residents. During the appraisal of strategic development location options, assumptions used for the SHLAA have been referred to in order to provide an indication of the likely provision to be made at each site (as explained in Chapter 7 of this SA Addendum). Those assumptions also relate to the provision of educational facilities; therefore the suggested amendment to SA objective 18 has not been made.</p>
CPRE Oxon (2014 SASR_15)	<p>The Scoping Report identifies the recent Oxfordshire Strategic Housing Market Assessment and Oxfordshire Strategic Economic Plan, and the resulting increase in housing need, as the key reasons why these modifications are required.</p> <p>It is therefore vitally important that these 'evidence documents' are robust and fit for purpose. We do not believe this is the case.</p> <p>a) The growth figures are deeply flawed, as outlined in Alan Wenban-Smith's report 'Unsound & Unsustainable: Why the SHMA will increase greenfield use but not meet housing needs' May 2014</p> <p>b) There has been no public consultation on the documents, in particular the SEP which proposes an unprecedented level of growth. (This is in contrast to previous County Structure Plans which would have gone</p>	<p>Noted. These comments relate to the SHMA and SEP rather than the SA process.</p>

	<p>through a Public Inquiry.)</p> <p>c) Acceptance of these figures, and looking at the impacts of a small amount of the overall development proposed, undermines the broader implications for sustainability. Taken as a whole, we believe the SHMA and SEP will put enormous pressure on the county's infrastructure, including green infrastructure, and seriously undermine the quality of life for existing communities. In addition to demanding that the Oxfordshire SEP be subject to examination by the public, we have also called for it to undergo its own strategic Environmental Assessment, as has happened with SEPs elsewhere in the country, and we believe this would be an appropriate action before it is accepted by District Councils as set in stone</p> <p>In light of our concerns about the SHMA, we certainly do not think that this should be used as an 'objective assessment of housing needs'.</p> <p>CPRE therefore asks that a session on the SHMA should be convened ahead of the re-opening of the Cherwell Local Plan Inquiry, to consider its validity in relation to all the forthcoming Local Plans.</p>	
<p>Oxfordshire County Council (2014 SASR_5)</p>	<p>Education</p> <p>Page 22, Table 4.1: SA Framework for the Cherwell Local Plan SA Addendum includes the SA Objective 7: "To improve accessibility to all services and facilities" and sub-objective 1: "Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and that improves accessibility and decreases the need to travel?"</p> <p>We support the use of a criteria regarding accessibility to education when allocating sites for housing development, and would work with CDC to advise on where housing allocations could improve or worsen access to schools.</p>	<p>Noted.</p>
<p>Oxfordshire County Council (2014 SASR_5)</p>	<p>Rights of Way</p> <p>SA framework table 4.1 on page 23: SA Objective 11 (protect, enhance and make enjoyable...) sub-objective 1 should explicitly include public rights of way as they are key countryside assets.</p> <p>Under national policies on page 76 the document should also add NPPF</p>	<p>Reference to Public Rights of Way has been added to sub-objective 1 under SA objective 11.</p> <p>Reference to Public Rights of Way has been added to the existing row for the NPPF in</p>

	<p>para 75 re. public rights of way:</p> <p>NPPF Para 75: Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	Appendix 2 of this SA Addendum.
Oxfordshire County Council (2014 SASR_5)	<p>Minerals and Waste Planning Policy</p> <p>Table 4.1 does not include anything on safeguarding mineral resources, despite this being identified as national policy in Table 2.1</p>	Information on minerals has been added to Chapter 3 of the SA Addendum Report. Minerals were not included in the original SA framework, and in order to maintain a consistent approach between the SA Addendum and the SA work undertaken for the Submission Local Plan, a new objective has not been added to the SA Framework. However, where potential strategic development locations are within Mineral Consultation Areas, this has been identified in Chapter 7 of this SA Addendum.
Oxfordshire County Council (2014 SASR_5)	<p>Transport Strategy</p> <p>(Significant) Typos/ Potential Typos</p> <ul style="list-style-type: none"> • Para 2.7 first sentence: This should say ... from 2006 - 2031 (not 2006-2011) • Para 4.9: should this be an 11% increase not an 8% increase? • Para 4.21: 'The 2011 Census shows that in Cherwell 76% of residents aged 16-74 were economically active; this is above the national average of 76%.' One of these figures is wrong. <p>Para 4.41 – 3rd line - should say A44 not A33.</p>	These typos have been corrected in the SA Addendum Report.
<p>Whether the approach proposed to the appraisal of reasonable alternatives is appropriate in the light of the additional work required by the Inspector.</p>		
Natural England (2014 SASR_1)	As far as the natural environment is concerned, yes, subject to the comments made in this letter.	Noted.
David Lock Associates	With the absence of a 5-year housing land supply and no up-to-date	Noted. As stated above, Chapter 3 has

(2014 SASR_19)	<p>development plan there has been and there will continue to be a significant number of new sites that have been allowed on appeal or granted planning permission for residential use in Banbury since the Local Plan was prepared and submitted for examination. The Inspector and the SHMA have confirmed that significantly more housing is needed in the district, including Banbury (the focus of these representations). The addition of an extra 2,000 to 3,000 homes in Banbury over and above the existing housing trajectory of 4,548 homes in the town will result in substantial change. The increased resident population in Banbury needs a balance of workers and job opportunities; this therefore requires significant additional employment land to be allocated in the town as set out in these representations. This must be taken into account as part of the 'reasonable alternatives' to be assessed as part of the SA Addendum.</p>	<p>been amended to reflect the Submission Local Plan's support for employment growth at Banbury. Chapter 5 sets out the appraisal of the quantum of homes and employment land.</p>
Boyer Planning (2014 SASR_18)	<p>Cumulative impact</p> <p>Paragraph 5.16 sets out that 'The SA Addendum Report will be designed to complement the SA Report already published...' The eighth bullet point confirms that the SA Addendum will include, 'The significant effects of the preferred alternatives (including cumulative effects) under each of the objectives in the appraisal framework...'</p> <p>Clarification is needed as to what is intended by the cumulative effects of the preferred alternatives. Would this consider for example an increase in density together with an extended site area? It is not clear what 'cumulative impacts' are intended on being assessed. An increased density and extended site area is the scenario being proposed for Policy Bicester 12 and could be proposed for other strategic development locations.</p> <p>As highlighted above, extended sites or sites with increased density could potentially have a very different SA outcome than the sites assessed as part of the SA for the Submission Draft of the Local Plan. On this basis, it is considered that the cumulative impact of an extended area and increased density should be appraised for all sites and not just the preferred options. Given this approach to SA is not considered to be robust, it is also not considered a robust basis for considering the cumulative impacts of a development. Maintaining this approach to the SA would be likely to undermine the soundness of the plan when the examination recommences in December.</p>	<p>The cumulative effects of the Local Plan as a whole, including the modifications, is being assessed as part of the SA, as set out in Chapters 8 and 9 of this SA Addendum.</p>

Updated review of plans and programmes (Appendix 1 of SA Scoping Report)		
English Heritage (2014 SASR_3)	We welcome the reference to the Comprehensive Planning Brief for Upper Heyford on page 80, but suggest that there should also be a reference to the Conservation Plan for the former airbase on page 88. Appendix 2 should include a reference to the Oxfordshire Historic Landscape Character Assessment currently underway.	<p>Noted, these amendments have been made in the updated version of the policy review (Appendix 2) and baseline information (Appendix 3) of this SA Addendum Report.</p> <p>CDC was informed in July 2014 that the work on the Historic Landscape Character Assessment for Cherwell area has been completed although the Countywide assessment is not expected be finalised until 2016. CDC has been being liaising with Oxfordshire County Council to ascertain the potential effect of the Local Plan Main Modifications within the context of emerging County Council work on the Historic Landscape in the area. It is envisaged that this liaison will continue as part the formal consultation on the Proposed Modifications to the Submission Local Plan and its accompanying Sustainability Appraisal.</p>
Oxfordshire County Council (2014 SASR_5)	<p>Appendix 1:</p> <ul style="list-style-type: none"> National policy on waste should include PPS10 Planning for Sustainable Waste Management, March 2011; the Companion Guide to PPS 10, 2006; and Guidance for local planning authorities on implementing planning requirements of the European Union Waste Framework Directive (2008/98/EC), December 2012. The reference to the National Waste Strategy is out of date: the Waste Strategy for England 2007 has been replaced by the Waste Management Plan for England, December 2013. There does not seem to be any reference to national planning policy and guidance on minerals. 	Noted. These amendments/additions have been made to the updated review of relevant plans and programmes in Appendix 2 of this SA Addendum Report.

Oxford City Council (2014 SASR_17)	<p>Appendix 1 Page 59</p> <p>Reference is made to a Letter from Planning Minister Nick Boles to Sir Michael Pitt (PINS) 3 March 2014 and 13 March 2014. This is not a 'Plan, Policy or Programme' but an exchange of letters resulting from a PMQ with no formal policy status. The NPPF is the Government's adopted policy on Green Belt.</p>	The letter has been included in the policy review in Appendix 2 of this report as it provides useful information about Government policy in relation to Green Belts.
Oxford City Council (2014 SASR_17)	<p>Appendix 1 Page 84</p> <p>A key material consideration (and indeed the driver for the main modifications proposed) is the Oxfordshire SHMA 2014. However this is not listed in Appendix 1 as having an 'implication for the Local Plan'.</p> <p>Add a row to reference the Strategic Housing Market Assessment 2014.</p>	Noted. The SHMA has been added to the updated review of relevant plans and programmes in Appendix 2 of this report.
Oxford City Council (2014 SASR_17)	<p>Appendix 1 Page 92</p> <p>The entries for and summary of Oxford's Local Development Framework (Local Plan) is incorrect. The following statuses should be reflected:</p> <p>Oxford Core Strategy Adopted 14th March 2011</p> <p>West End AAP Adopted 30th June 2008</p> <p>Barton AAP Adopted 17th December 2012</p> <p>Sites and Housing Plan Adopted 18th February 2013</p> <p>Northern Gateway Area Action Plan Proposed Submission (published July 2014)</p> <p>Saved Policies of the Oxford Local Plan 2001-2016 Adopted 11th November 2005</p> <p>Update first and second columns to reflect this.</p>	Noted. The policy review in Appendix 2 of this report has been amended to reflect this comment.
Flood Risk		
Environment Agency (2014 SASR_2)	Any new development proposed that is in Flood Zone 2 or 3 will have to pass the Sequential and Exceptions Test. We understand that a Sequential Test was produced for the previous Local Plan and should have been a key component in site allocation in respect to flood risk.	The Sequential Test is mentioned in Appendix 1 of the SA Addendum Scoping Report against the Planning Practice Guidance (CLG) (2014), in the

	<p>A new Sequential Test needs to be carried out and used as an evidence document for the new SA if new sites are proposed in Flood Zone 2 and 3. If one is not produced then we would have reason to find the Local Plan unsound as the Local Plan would not be compliant with the National Planning Policy Framework (NPPF). We note: that there is no mention of the Sequential Test in the local baseline documents. We also advise that if there are any new sites proposed in Flood Zone 2 or 3 that have passed the Sequential Test then they will still need to pass the Exceptions Test.</p>	<p>Environment section of the National relevant plans and programmes table.</p> <p>An addendum to the 2012 SFRA¹ has been completed which includes an updated Sequential Test and Exceptions Test². Reference to this document has been made in Appendix 2 of this SA Addendum Report.</p>
Environment Agency (2014 SASR_2)	<p>We also note the Cherwell Strategic Flood Risk Assessment (SFRA) has not been included in the baseline documents. This also needs to be included and fed into the SA as a key evidence document in relation to flood risk. We are pleased with the specific SA objective on Flood Risk has been included in Table 4.1.</p> <p>We feel that the wording in respect of Flood Risk in table 2.1 (Draft reasonableness criteria for identifying reasonable alternatives in respect to strategic development) needs to be amended. At present it states that:</p> <p>'Locations within Flood Zones 2 and 3 will not be considered to be reasonable alternatives unless alleviation and mitigation is clearly achievable (as these are areas of higher risk of flooding)'</p> <p>Firstly, we feel that the Sequential Test and Exceptions Test will determine whether a site is a reasonable alternative. To avoid confusion we advise that this is omitted and the wording is changed as follows:</p> <p>'Locations within Flood Zones 2 and 3 will not be considered to be reasonable alternatives unless the Sequential Test has been passed demonstrating that there are no suitable sites in Flood Zone 1 and the Exception Tests have been passed if required. (as these are areas of higher risk of flooding)'</p>	<p>The SFRA has fed into the SA in relation to flood risk and has been used as part of the evidence base that has informed the assessment. Reference to the Addendum to the 2012 Cherwell SFRA³ has been made in Appendix 2 of this SA Addendum Report.</p> <p>The wording in respect of Flood Risk in the draft reasonableness criteria has been amended as advised. This is set out in Table 4.1 of this SA Addendum Report.</p>
Water Quality		
Environment Agency	We understand that housing numbers may increase and with this comes additional pressure on infrastructure such as water resources and sewage	Noted.

¹ URS (2012) Cherwell District Council Level 2 SFRA.

² URS (2014) Cherwell District Council Level 2 SFRA: Boundary Updates and Additional Sites Assessment (2nd Addendum).

³ URS (2014) Cherwell District Council Level 2 SFRA: Boundary Updates and Additional Sites Assessment (2nd Addendum).

(2014 SASR_2)	capacity. This can lead to infrastructure not having the capacity to cope with increased loads, leading to sewer flooding and water quality issues. We are pleased to see the Water Framework Directive and that the Cherwell, Thame and Wye Catchment Abstraction Management Strategy (CAMS) have been included in the baseline evidence documents.	
Environment Agency (2014 SASR_2)	However, we feel that the Thames River Basin Management Plan should also be included in the baseline documents. We are also concerned that there is no reference to any documents which look at foul sewage infrastructure and specifically whether there is capacity in the network for the additional housing figures proposed. We would expect an updated infrastructure delivery plan to support the SA.	Noted. The Thames River Basin Management Plan has been added to Appendix 2 of the SA Addendum Report. The utilities companies will also be contacted as part of the consultation on the proposed Main Modifications and their requirements will need to be fed into an updated IDP.
Environment Agency (2014 SASR_2)	We are pleased to see a clear commitment in the SA Framework to maintain and improve the water quality of the district's rivers.	Noted.
Natural Environment		
Environment Agency (2014 SASR_2)	We are pleased to see that international and national biodiversity designations will not be considered to be reasonable alternatives for new strategic development locations. We also welcome the inclusion within the SA Framework to conserve and enhance and create resources for the districts biodiversity.	Noted.
General Comments		
Natural England (2014 SASR_1)	Para 2.7. We believe there is a typo, in the first sentence, and "2011" should read "2031".	Noted.
Natural England (2014 SASR_1)	Para 5.18 states: <i>The purpose of monitoring under the SEA Regulations is to measure the sustainability effects of the Cherwell Local Plan (in particular the likely significant or uncertain effects) and to identify any unforeseen adverse effects, enabling appropriate remedial action to be taken at an early opportunity. It is recognised that the monitoring requirements typically associated with the SA process can place heavy demands on authorities. Therefore the monitoring strategy will, wherever</i>	Noted. Only data that measures the effect of the plan will be used for the purpose of monitoring.

	<p><i>possible, build on existing monitoring that is being undertaken, using indicators and datasets that are already being routinely collected.</i></p> <p>We agree that the purpose of monitoring is to measure the effects of the plan. It is therefore critical that only data that measures the effect of the plan is used. We commonly see proposals to monitor, for example, condition of SSSI, which is a metric largely unrelated to the effect of the plan.</p>	
<p>English Heritage (2014 SASR_3)</p>	<p>We are surprised that there is no reference in the Inspector’s note to the caveats to the requirement as set out within paragraph 14 of the NPPF: “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole; or specific policies in this Framework indicate development should be restricted”. Footnote 9 gives examples of such policies, which include those relating to designated heritage assets.</p> <p>The Council should remain alive to the possibility that it may not be able to meet the “full up-to-date, objectively assessed needs of the District”, notwithstanding the terms of the Inspector’s request, as to do so would infringe either or both of these caveats. We therefore question the statement in paragraph 2.6 that “The objectively assessed need of 1,140 dwellings per annum is therefore considered to be the only reasonable option for housing growth”.</p>	<p>Noted. This comment relates more to the plan-making process rather than the SA. As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County’s total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the</p>

		form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.
English Heritage (2014 SASR_3)	The Relevant International Plans and Programmes in Appendix 1 should include "The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)" and "The European Convention on the Protection of Archaeological Heritage (Valetta Convention". The National Plans and Programmes should include the "Ancient Monuments and Archaeological Areas Act 1979" on page 70 and the English Heritage publication "Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment".	Noted. These additions have been made to the review of plans and programmes in Appendix 2 of the SA Addendum Report.
English Heritage (2014 SASR_3)	The National Planning Policy Framework actually sets out a number of requirements for Local Plans in respect of the historic environment, including "a positive strategy for the conservation and enjoyment of the historic environment", "strategic policies to deliver..... the conservation and enhancement of the historic environment" and "a clear strategy for enhancing the...built and historic environment".	Noted. The entry for the NPPF in the review of plans and programmes in Appendix 2 of the SA Addendum Report refers to the overarching objectives within the NPPF, as set out in para. 17 of the NPPF, which include to 'conserve heritage assets in a manner appropriate to their significance'. It is not considered appropriate to try to summarise all of the requirements for Local Plans set out in the NPPF, as the purpose of the plans and programme review for the SEA is to summarise what are the environmental protection objectives established at international, Community or Member State level, and how they have been taken into account.
Oxford Green Belt Network (2014 SASR_4)	Paragraph 2.20, third bullet point, Kidlington - We are pleased to see that the Report reflects what is said in the Submission Local Plan that, despite the higher housing numbers to which you are working overall, you do not support strategic housing growth in Kidlington. This policy receives further support in what you say in paragraph 4.13, where you discuss the geographical characteristics of the District, and point out that a policy of	Noted. These comments relate to the plan-making process rather than the SA.

	<p>development restraint in Kidlington will be continued.</p> <p>Paragraph 2.20, fifth bullet point, Green Belt - We are pleased to see the statement that the existing Green Belt will be maintained. We do, however, continue to question the need to carry out small scale local reviews of the Green Belt to satisfy employment needs. Not only do we question this in the light of major employment developments likely to take place not far away (the City's Northern Gateway) but we are fearful of the effect which continuing employment growth will have on the demand for housing, creating a knock-on effect and a continuing cycle of demand for jobs/housing/jobs etc. This is bound to put pressure on areas of the Green Belt that you are wishing to protect.</p> <p>Paragraph 2.24 - We support your statements on protection of the Green Belt and the references you quote in support of this policy, e.g. that in Planning Guidance which says that unmet housing need does not amount to the very special circumstances required to justify inappropriate development in the Green Belt. We are pleased, therefore, to read the statement that you see no need for a review of the Green Belt to meet Cherwell's additional housing need. As we have said above, we would like to see this commitment extended to whatever is said to you in the SPIP about Oxford's housing.</p>	
Linda Ward (2014 SASR_6), Alan Lodwick (2014 SASR_8), Paul Webb (2014 SASR_10), Lynn and John Pilgrim (2014 SASR_13)	I note that the main reason for undertaking this work is to assess the implications of accommodating a 70% increase in additional homes in the District over the plan period (1140 rather than 670 per year). This would represent roughly a 40% increase in total housing stock over the plan period. Such a growth rate is clearly unsustainable. Worse, the target may be increased upwards to meet Oxford City's expansion demands.	Noted. This comment relates to the plan-making process rather than the SA.
Linda Ward 2014 SASR_6, Paul Webb, Lynn and John Pilgrim	<p>I welcome that the District Council maintains a strong commitment to the Green Belt. However, I suggest that this commitment is too general and should be strengthened further.</p> <p>a. The green belt has a role in containing the growth of cities and preventing the creation of conurbations via the absorption of surrounding settlements. There should be a clear statement that the requirement to cooperate with and consider the needs of other councils (report para 2.9 and 2.10) will not be met at the expense of the green belt and should not</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>require major changes to the policies set out in the local plan.</p> <p>b. The council must resist possible urban extension that would result in Oxford subsuming Kidlington, Yarnton and Begbroke. Priority should be given to preserving the green belt in this area.</p> <p>c. Small scale local reviews of the green belt to satisfy employment needs should not become part of the planning policy. The Green Belt is intended, to be permanent and not be eroded by ad hoc demands.</p> <p>d. I note that the document quotes Planning Guidance (para 2.24) which says that unmet housing need does not amount to the very special circumstances required to justify inappropriate development in the Green Belt. It states that you see no need for a review of the Green Belt to meet Cherwell's additional housing need. This commitment should be extended and be applied rigorously to any considerations of cooperating with meeting Oxford's housing overflow.</p>	
Linda Ward (2014 SASR_6), Paul Webb (2014 SASR_10), Lynn and John Pilgrim (2014 SASR_13)	I am pleased to see (para 2.20 and 4.13) that council does not support strategic housing growth in Kidlington. I welcome your statement that a policy of development restraint in Kidlington will continue.	Noted. This comment relates to the plan-making process rather than the SA.
Linda Ward (2014 SASR_6), Paul Webb (2014 SASR_10), Lynn and John Pilgrim (2014 SASR_13)	The target growth figures are based in large part on planned employment developments (e.g. the City's Northern Gateway linked to the so called 'educational corridor'). The Plans acknowledge that any new jobs created will require people to move to the area thus fuelling a demand for housing. This will create a cycle of demand for jobs/housing/jobs etc. Given the new huge housing targets, the Council should reconsider plans to create new industrial areas e.g. at Langford Locks in favour of either allocating the land to housing or better, dropping proposals to release land from the green belt for employment in order to contain demand.	Noted. This comment relates to the plan-making process rather than the SA.
Alan Lodwick (2014 SASR_8)	The Economic Forecasts on the Local Plan appear to be based on short-term commercial property interests rather than an objective assessment of need. There is no need for additional jobs to meet the needs of the existing population.	Noted. This comment relates to the plan-making process rather than the SA.

<p>Alan Lodwick (2014 SASR_8)</p>	<p>The Plans acknowledge that any new jobs created will require people to move to the area thus fuelling a demand for housing. However the local Councils appear to be adding fuel to the fire by proposing further development for employment. In the case of Cherwell's plan the proposals for Langford Lane and Begbroke Science Park are not needed to meet local need and will simply result in more demand for housing. It was interesting to note that the promoter of the Langford Lane Site noted at the EIP that his company had an option on land for 300 houses in Kidlington which he said they would also wish to promote as a means of 'balancing out' the impact of the additional jobs. The need for these sites to be developed is not proved and will have adverse consequences. They should be removed from the plan, thus reducing the housing requirement.</p>	<p>Noted. This comment relates to the plan-making process rather than the SA.</p>
<p>Alan Lodwick (2014 SASR_8)</p>	<p>In the case of Oxford City which claims to have a housing shortage, it is proposing a major employment development to the north of the City. I appreciate it is out of the scope of the Cherwell Plan but perhaps Cherwell should point out that rather than fuelling the demand for housing through this development the City could actually meet some of the demand by changing its use from employment to residential.</p> <p>It is not clear to me whether you have to take account of these comments in your current exercise. Not is it clear to me whether you truly wish to produce a sustainable plan or merely wish to tick a number of boxes to show that you have met relevant processes. What is clear to me is that you will not produce a sustainable plan with the current housing and employment numbers. You have been bullied into accepting these numbers and I hope you can find a way of standing up to the bullies.</p>	<p>Noted. These comments relate to the plan-making process rather than the SA.</p>
<p>Chris Mullineux (2014 SASR_11)</p>	<p>Whilst I believe that there may be some additional housing possible in Bicester and Banbury, it is clear that these two towns have borne the brunt of major development over the last 20 years or more.</p> <p>It is appropriate that some small scale development could be directed to some of the larger villages, however the time is overdue for a radical rethink of the (somewhat tired) country towns policy. There is a clear opportunity to establish another large village/small town at Heyford Park without harming agricultural land or the appearance of the countryside. In my view significant additional development should be directed to Heyford Park. The proviso is, of course, that housing should be matched with</p>	<p>Noted. This comment relates to the plan-making process rather than the SA.</p>

	appropriate road improvements, educational provision, shopping and employment.	
Steeple Aston Parish Council (2014 SASR_9)	<p>We support that opportunities for additional development at the two main towns of Banbury and Bicester should be the starting point, consistent with the established spatial strategy. If those two towns are unable to meet the housing need we have a strong preference for additional housing to be placed at the Upper Heyford site (C) in preference to housing in and around rural villages (D).</p> <p>We note the spatial strategy of the Submission Local Plan seeks to prioritise sustainable growth on previously developed land ahead of the release of additional green field sites. (Policy BSC 2). Further, the National Planning Practice guidance requires Local Planning authorities through their Local Plan policies, to reflect the “desirability or re-using brown field land” (As set out in NPPG Paragraph: 025 Reference ID: 10-025-20140306). The Upper Heyford site is therefore entirely consistent with the emphasis in national policy and guidance and should be considered before green field sites in similar localities.</p> <p>We do not support Option D. As presented within the SA Scoping Report this option does not indicate the scale of growth that could be accommodated in rural areas. We believe this uncertainty is unhelpful and undermines the objectives of the Submission Local Plan which confirms that major growth in villages is not appropriate and that any strategy for development in the rural areas must be balanced and measured to ensure the long-term sustainability of the rural areas (Submission Local Plan Paragraph C.6a).</p> <p>The SA Scoping Report Option D is too vague and is presented as an option which could deliver significant levels of development in order to address the needs identified in the SHMA. We do not consider that Option D provides a reasonable alternative in spatial strategy terms. The Submission Local Plan (paragraph C.217) confirms that it is the strategy of the Council not to allocate specific sites within villages. If Option D is taken forward, we have deep concern that this option will make all rural settlements vulnerable to speculative planning applications, submitted under the broad policy position that rural areas must accommodate more growth.</p>	Noted. These comments relate to the plan-making process rather than the SA.
Steeple Aston Parish	There is an emphasis within the Submission Local Plan for Neighbourhoods	Noted. This comment relates to the plan-

Council (2014 SASR_9)	to determine the extent and location of development within rural communities, so far as is consistent with the Local Plan. An application for a Neighbourhood Designation Area proposed by the Mid-Cherwell Neighbourhood Planning Forum is about to be submitted to the Local Planning Authority. The Mid-Cherwell Neighbourhood Plan will direct development to the Upper Heyford RAF site to meet any additional housing needs which are required within the designated area. By concentrating development on this site, we can also plan any infrastructure requirements more beneficially than would be facilitated by a series of windfall allocations and speculative green field applications.	making process rather than the SA.
Steeple Aston Parish Council (2014 SASR_9)	If Banbury and Bicester cannot meet all of the additional requirements for housing, we support Option C as a reasonable alternative which should be fully explored in order to allow the villages to remain at the level they presently are.	Noted. This comment relates to the plan-making process rather than the SA.
Gladman Developments (2014 SASR_12)	Have no specific comments and in their response would like to remind Councils how a justified and adequate SA should be undertaken to inform the policies and allocations proposed through the Modified Local Plan.	Noted.
Lynn and John Pilgrim (2014 SASR_13)	When considering the SHMA's housing development targets and Oxford's "need" for more housing on Greenbelt land it is important to remember the increasing number of empty houses in the city. Oxford's housing market like London is increasingly targeted by investors, including many from China the Middle East and Russia, who see property as a capital asset to be held and often not occupied.	Noted. This comment relates to the plan-making process rather than the SA.
Duns Tew Parish Council (2014 SASR_14)	<p>Our key priority is that additional development is located in the most sustainable and appropriate locations in the District. We recognise that the established spatial strategy for the District has, and remains, to direct most of the growth to locations within or immediately adjacent to the main towns of Banbury and Bicester. Outside of the two main towns, the SA Scoping Report acknowledges the only major single location for growth is at the former RAF Upper Heyford site, which has planning permission for a new settlement of 761 dwellings (net).</p> <p>We support that approach and believe that opportunities for additional development at the two main towns of Banbury and Bicester should be the starting point, consistent with the established spatial strategy. If those two</p>	Noted. These comments relate to the plan-making process rather than the SA.

towns are unable to meet the housing need we have a strong preference for additional housing to be placed at the Upper Heyford site (C) in preference to housing in and around rural villages (D)

We note the spatial strategy of the Submission Local Plan seeks to prioritise sustainable growth on previously developed land ahead of the release of additional green field sites. (Policy BSC 2). Further, the National Planning Practice guidance requires Local Planning authorities through their Local Plan policies, to reflect the “desirability or re-using brownfield land” (As set out in NPPG Paragraph: 025 Reference ID: 10-025-20140306). The Upper Heyford site is therefore entirely consistent with the emphasis in national policy and guidance and should be considered before green field sites in similar localities.

We do not support Option D. As presented within the SA Scoping Report this option does not indicate the scale of growth that could be accommodated in rural areas. We believe this uncertainty is unhelpful and undermines the objectives of the Submission Local Plan which confirms that major growth in villages is not appropriate and that any strategy for development in the rural areas must be balanced and measured to ensure the long-term sustainability of the rural areas (Submission Local Plan Paragraph C.6a). Moreover, the release of greenfield sites represent quick wins for speculative developers only, at the expense of the character of rural communities, notwithstanding the fact that substantial, and deliverable, opportunities on previously developed land exist, principally at the Upper Heyford site.

Significant levels of development in rural areas, or levels of development disproportionate to the settlements/villages within the rural areas of the District, is likely to result in significant adverse impacts on the character, appearance and environment of rural communities. The SA Scoping Report Option D is too vague and is presented as an option which could deliver significant levels of development in order to address the needs identified in the SHMA. We do not consider that Option D provides a reasonable alternative in spatial strategy terms.

The Submission Local Plan (paragraph C.217) confirms that it is the strategy of the Council not to allocate specific sites within villages. If Option D is taken forward, we have deep concern that this option will make all rural settlements vulnerable to speculative planning applications, submitted under the broad policy position that rural areas must

	<p>accommodate more growth.</p> <p>To summarise, whilst we recognise that the District is being asked to accommodate significant additional development in light of the independently assessed need, if Banbury and Bicester cannot meet all of the additional requirements for housing, we support Option C as a reasonable alternative which should be fully explored in order to allow the villages to remain at the level they presently are.</p>	
Oxfordshire County Council (2014 SASR_5)	<p>Ecology</p> <p>The District Council should consult their ecologist on the draft SA.</p>	This SA Addendum Report will be made publicly available to consultees. The District Council has reviewed the draft SA Addendum Report during its production and amendments have been made before its final publication.
Boyer Planning – Wates and Redrow (2014 SASR_18)	<p>The Sustainability Appraisal Addendum identifies at paragraph 2.6 that 'The objectively assessed need of 1,140 dwellings per annum is therefore considered to be the only reasonable option for housing growth.'</p> <p>This figure responds to the outcomes of the Strategic Housing Market Assessment (SHMA) published in April 2014. The SHMA identified a range of housing need per year as being between 1090 – 1190 with a mid point of 1140, see Figure 15 of the Oxfordshire Strategic Housing Market Assessment: Summary Key Findings on Housing Need.</p> <p>Regardless of whether this mid-point figure is the correct basis for housing growth or, if for example the upper figure should be used to ensure the full objectively assessed housing needs are taken account of, this consultation is concerned with the scope of the SA and not the justification for proposed housing requirements in the plan itself. Wates and Redrow therefore reserve the right to comment on the increased housing numbers during the Main Modifications consultation.</p> <p>Notwithstanding these points, on the basis that the mid-range figure is accepted as the objectively assessed need, paragraph 2.27 (of the consultation document) confirms that 'The SA Addendum will only be considering growth in addition to the proposed development that is already included in the Submission Local Plan. The proposed development in the Submission Local Plan has already been subject to SA, and it is not</p>	This SA Addendum Report includes an updated assessment of the cumulative effects of the Plan as a whole including the proposed Main Modifications; however as stated in the SA Addendum Report, it is not appropriate to repeat appraisal work that has been carried out previously for the Submission Local Plan.

	<p>considered to be reasonable or appropriate to re-appraise work already done.’</p> <p>It is this statement that sets the parameters for the scope of this SA Addendum and consultation. We consider that reliance on the SA that accompanied the Submission Local Plan raises several concerns given the significant increase in housing that Cherwell District is now seeking to accommodate. The reasons for the concerns are set out below in addition to where support is given to the consultation document.</p>	
<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Strategic Development Locations reasonable alternatives</p> <p>Paragraph 2.29 of the Sustainability Appraisal Addendum sets out that the ‘Likely Strategic Development Locations reasonable alternatives to be subject to SA:</p> <ul style="list-style-type: none"> - Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan but which may now be required in order to deliver the increased level of growth needed in Cherwell District. - Appraisal of new reasonable alternative strategic development locations that have not been subject to SA to date. - Intensification of existing strategic development locations included in the Submission Local Plan, for example by increasing the density of development. - Extensions to the land covered by the existing strategic development locations so that they are of a larger size. <p>Wates and Redrow are fully supportive of the points raised in the third and fourth bullets above. The option to increase the density of the strategic development locations is particularly important as the original allocation at South East Bicester (Policy Bicester 12) failed to accord with the density requirements set out in draft policy BSC2 for the effective and efficient use of land and achieving a minimum density of 30dph. The option to increase the densities as one of the ‘reasonable alternatives’ could therefore enable the allocation to become compliant with other policies within the Local Plan.</p>	<p>Noted.</p>

<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Increased density of sites</p> <p>In order to properly consider increasing the density of any development site, it should be subject to a new SA and not rely on the SA carried out for the Submission Draft of the Local Plan. If a denser development is assessed against the SA objectives, it is possible that many of the outcomes could have improved/ altered. For example with regard to the site identified as Policy Bicester 12 in the Submission Local Plan, a denser development on this site could ensure the effective and efficient use of land achieving a density of at least 30 dwellings per hectare in accordance with policy BSC2 (as opposed to a density of 18 dwellings per hectare as set out in the existing policy). It could also help deliver a more sustainable form of development as it would be more likely to be capable of contributing more to bus services, footpaths/ cycle paths, community facilities and it could deliver a greater proportion of energy from renewable sources/ contribute to decentralised energy etc.</p> <p>Therefore if one of the ‘reasonable alternatives’ that Cherwell is considering in order to address the increased housing numbers is to increase the density on existing sites, then it is not considered appropriate to rely on previous SA work done, as implied by paragraph 2.27 of the SA Addendum. If an increased density is being considered for strategic development locations, then all strategic development locations would need to be subject to a new SA.</p>	<p>For any sites where an increased housing density is being considered, the appraisal work carried out for the Submission Local Plan has been revised to take into account the amended housing number for the site. SA work carried out previously is only being relied upon where no changes are made to the proposals for a particular site. Addressed in Chapter 7 and Appendix 5.</p>
<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Extension of existing strategic development sites</p> <p>Similarly, if one of the reasonable alternatives is to extend existing strategic development locations, it is not sufficient to merely carry out an SA on the additional allocation. The cumulative impact of the additional allocation plus the original allocation could be distorted if the site is assessed as two parts rather than as a whole.</p> <p>For example with regard to Policy Bicester 12, if land were brought forward in accordance with the allocation in the Submission draft of the Core Strategy dated 2014, it is unlikely that a primary road would be included as part of that allocation. When the whole circa 98ha is considered, the overall masterplan for the site changes. The larger site includes additional open space, a primary road, the possibility of a primary school etc, resulting in the larger scheme bringing forward a development that could</p>	<p>For any sites where an extension is proposed, the whole site area (including both the original area and the proposed extension) has been appraised. SA work carried out previously is only being relied upon where no changes are made to the proposals for a particular site. Addressed in Chapter 7 and Appendix 5.</p>

	<p>contribute much more significantly to the community. This is also likely to be the case with other enlarged strategic allocations where an increase in unit numbers would bring about additional on-site infrastructure to be provided. It is therefore not considered to be reasonable to rely on the SA carried out for a smaller site and only assess the additional allocation as the original SA would be meaningless in the context of the larger application.</p>	
<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Additional alternatives for inclusion</p> <p>There currently appears to be no mention of considering an increased density and an extension to the land covered by the existing strategic development locations. Although the cumulative impact of the ‘reasonable alternatives’ is referred to within the scoping document, it is considered that this approach should be considered a ‘reasonable alternative’ within its own right for the strategic development locations. Given the under provision of housing on some Strategic Development Locations (for example Policy Bicester 12) and the likelihood of extending these development sites, in order to be certain that the full impact of an increased density in addition to an extended site area has been considered, this needs to be considered a ‘reasonable alternative’ and subject to a full SA. In terms of Policy Bicester 12, this scenario is particularly important to be fully considered and appraised.</p> <p>Cumulative impacts are addressed more fully below, but suffice to emphasise again, that it is not considered sufficient to address the cumulative impacts of the preferred options only.</p>	<p>There are some sites where an extension and intensification was proposed for consideration by CDC, and these have been appraised in the SA Addendum. SA work carried out previously is only being relied upon where no changes are made to the proposals for a particular site. Addressed in Chapter 7 and Appendix 5.</p>
<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Spatial distribution of development</p> <p>Paragraph 2.33 of the Sustainability Addendum sets out that, ‘The proposed Main Modifications will be prepared by CDC taking into account the SA of the Submission Local Plan, the SA of the quantum of housing and jobs the SA of the spatial distribution of development and the SA of strategic development locations...’</p> <p>Clarification is needed as to how it will be possible to consider the full impact of the increased provision of housing if it is only the additional growth that will now be subject to an SA. If there is no re-assessment of the originally appraised sites when considered alongside the additional</p>	<p>The approach taken in the SA Addendum is explained further in Chapter 4. As set out in Chapter 7, extensions to sites allocated in the Submission Local Plan, and intensification on some of those sites have been appraised. Sites that were discounted prior to the Submission Local Plan have been re-appraised. Where no change is proposed to existing allocated sites, the SA findings from the 2013 SA Report have been drawn upon. As part of</p>

	<p>allocations, it is difficult to see how 'the spatial distribution of development' will be subject to a meaningful SA.</p>	<p>the SA of the modifications, the cumulative effects of the Local Plan as a whole are being considered, i.e. including those elements of the Submission Plan that are not being amended, see Chapter 8.</p>
<p>Boyer Planning – Wates and Redrow (2014 SASR_18)</p>	<p>Relevant plans and programmes</p> <p>Paragraph 3.1 of the Sustainability Addendum sets out that, 'In order to establish a clear scope for the SA Addendum work it is necessary to develop an understanding of the policies, plans and strategies that are of relevance to the Cherwell Local Plan.' It is then stated that, 'The SEA Regulations, Schedule 2 require: (a) 'an outline of the... relationship with other relevant plans or programme'...'</p> <p>Paragraph 3.2 confirms that, 'Appendix 1 of this Scoping Report updates the SA review of other relevant plans and programmes since its submission alongside the Local Plan in January 2014. These include guidance and legislation produced at international, regional and local level.'</p> <p>Paragraph 3.3 then goes onto state that, 'The most significant developments for the policy context of the emerging Main Modifications to the Cherwell Local Plan have been the Coalition Government's abolition of the regional spatial strategies, including the South East Plan, and the publication of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 and the Strategic Economic Plans for Oxfordshire and South East Midlands. As discussed in the preceding chapters of this Scoping Report, the publication of these document and the increased housing need required for the District is the main reason behind the current review of the Cherwell Local Plan and preparation of the Main Modifications.'</p> <p>It is clear that there have been significant changes to policy since the original SA that accompanied the Cherwell Local Plan. It is questioned whether it is therefore appropriate to rely on that earlier SA at all, given that it would be based on policy that has now been superseded. Furthermore, by continuing to use the earlier SA work as set out in paragraph 2.27 of the SA Addendum, some of the Cherwell Local Plan allocations and policies would have been assessed against superseded policies and half against the up to date policies. It is questioned whether this proposed assessment against different policies is a sound basis for the</p>	<p>The policy review was updated as part of the preparation of the SA Scoping Report for the modifications to the Local Plan. While the policy context is constantly evolving throughout the process of preparing a plan, hence the need to update the policy review at each stage, the policies in the Plan have been appraised against the same set of SA objectives throughout the process, and these same objectives have continued to be used during the appraisal of the modifications.</p>

	SA.	
Boyer Planning – Wates and Redrow (2014 SASR_18)	<p>Summary</p> <p>In summary, we are broadly supportive of the ‘reasonable alternatives’ proposed, subject to there being one additional ‘reasonable alternative’ which assesses increased density and extensions of strategic sites. However, we are concerned that any reliance on the original SA could increase the potential for legal challenge. Given the significant increase in the objectively assessed housing need and reasonable alternatives proposed for meeting this need, the Core Strategy needs to be subject to a new SA to ensure the scope of the SA is robust and to minimise the potential for legal challenge to the Local Plan process.</p>	The modifications to the Local Plan are being subject to an integrated SA/SEA which will meet the requirements of the Strategic Environmental Assessment Directive (see Table 1.1 in this SA Addendum). This will involve considering the cumulative effects of the Local Plan as a whole, taking into account the modifications (see Chapter 8 of this SA Addendum).
Lower Heyford Parish Council (2014 SASR_20)	<p>I support the location of new housing in the most sustainable places in the District. For this reason, I strongly support any further growth being at your Options A and B, Bicester and Banbury (and, although not given as an option, where possible within the constraints of the Green Belt, Kidlington).</p> <p>If this cannot deliver the ridiculously large and unreasonable numbers dictated by the SHMA and the District is forced by Government policy implemented by a Planning Inspector to plan for more, then a limited addition to the numbers at RAF Upper Heyford (say, up to 1,000 over the LP period) would be acceptable under Option C.</p> <p>Under Option D, some easing of policy, to allow for, say, 1-2 houses per settlement per year would also be acceptable in addition to those already earmarked for Category A parishes.</p>	Noted. These comments relate to the plan-making process rather than the SA.
David Lock Associates (2014 SASR_19)	<p>Economic Growth</p> <p>The proposed modifications will not be restricted to housing since the NPPF requires the planning system to do everything it can to support sustainable economic growth. In particular, the NPPF at Paragraph 158 states:</p> <p>‘Local Planning Authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.’</p> <p>The Government’s publication ‘Laying the foundations – A housing strategy for England’ (2011) is clear that the policy to significantly boost housing</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>supply in the country is not just about dealing with the social consequences of not building enough homes but to also help drive local economies and create jobs. Housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade and the publication states that for every new home built, up to two new jobs are created for a year.</p> <p>The NPPF and the new National Planning Practice Guidance (NPPG) have introduced new requirements not only in terms of significantly boosting housing supply but also paying specific regard to economic evidence such as job growth and economic forecasts (NPPG Ref. No. 2a-018-20140306). The NPPG advocates an increase in housing supply consistent with sustainable development to respond to market signals and economic factors including job numbers. This is to ensure that labour force supply keeps pace with projected job growth to avoid an imbalance, adverse economic performance, a reduction in the resilience of local businesses and unsustainable commuting patterns. Where people choose to live is influenced by the availability of and accessibility to jobs, facilities and services. These sustainability issues must be taken into account in the Addendum to the full SA that is required for the Main Modifications to the Local Plan.</p>	
<p>David Lock Associates (2014 SASR_19)</p>	<p>Vision and Spatial Strategy</p> <p>Underpinning the Local Plan is a vision and a spatial strategy for the district, which is fundamentally based upon focusing most of the proposed growth in and around the main towns in the district, which includes Banbury as the largest of Cherwell's two principal towns (population approximately 45,000) and the commercial, retail, employment and housing market centre for a large rural hinterland. The Local Plan includes a number of strategic objectives, including SO.1, which is to facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries. This is echoed by the Banbury Vision – 2031 of Banbury being a market town for the modern era, serving the wider region delivered, inter alia, by:</p> <ul style="list-style-type: none"> • Providing a strong economic base including advanced manufacturing and performance engineering • Delivering quality sites for advanced manufacturing • Increasing the availability and choice of employment sites and buildings 	<p>Noted. These comments relate to the plan-making process rather than the SA.</p>

	<ul style="list-style-type: none"> Facilitating alternative sites for businesses that need to be relocated (e.g. Canalside) 	
David Lock Associates (2014 SASR_19)	<p>Objectively Assessed Housing Need</p> <p>The Local Plan Inspector has asked the Council to look at a new housing target of 22,800 new homes (1140 per annum) to be delivered between 2011 and 2031, which is 6,050 more than the Submitted Local Plan, which included 16,750 homes to be provided between 2006 and 2031 (i.e. at 670 per annum). The Council has indicated its willingness to accommodate this significant (36%) increase in housing by reviewing sites and a number of other actions.</p>	Noted. These comments relate to the plan-making process rather than the SA.
David Lock Associates (2014 SASR_19)	<p>Employment Needs</p> <p>The Submitted Local Plan (and the accompanying Topic Paper 3: Employment) set out a requirement for some 15,000 new jobs to be delivered during the Plan period and identified a number of sites to deliver this growth at Banbury and Bicester. However, this was based upon a level of housing proposed of 16,750 new homes. With the increased housing provision now required in the district by the SHMA (a range of 21,800-23,800 new homes) and applying the same homes/jobs ratio means that there would be a need to provide between 19,500 and 21,300 additional jobs to 2031 or between 4,500 and 6,300 more jobs than currently catered for in the Local Plan.</p>	Noted. These comments relate to the plan-making process rather than the SA.
David Lock Associates (2014 SASR_19)	<p>Additional land</p> <p>The Local Plan presently identifies a number of strategic sites for employment use in Banbury and Bicester covering some 155 hectares (gross) to ensure an adequate land supply for the jobs that are required in the district. The vast majority of this land is in Bicester, with just 24.5 hectares of B1/B2/B8 land in Banbury. Using data (Table 6.2) from the Roger Tym and Partners' Cherwell Economic Analysis Study (August 2012) prepared on behalf of the Council, this shows that whilst 39% of the housing in the Submitted Local Plan is to go to Bicester this will be associated with 90% of the new jobs. In comparison, Banbury will receive circa 25% of the housing but only 10% of the new jobs to be created. This is clearly unbalanced, unsustainable and incoherent in terms of achieving the environmental, social and economic benefits associated with the co-</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>location of homes and jobs.</p> <p>With an increased number of jobs required to be provided to balance the demographic and household growth and number of new homes needed, using a pro rata (36%) calculation this is estimated to require an additional 55.8 hectares in the main towns, which are the most sustainable locations for the co-location of homes, jobs, services, transport and other infrastructure. The challenges of this must be covered in the SA Addendum and clearly point to a more balanced approach to the spatial distribution of additional employment land, with a greater proportion being located in Banbury. This is also to acknowledge that 41% of all employment in the district is presently located in Banbury.</p>	
David Lock Associates (2014 SASR_19)	<p>Wide hinterland</p> <p>With the majority of the existing employment land allocations being in Bicester, the additional sites must be concentrated in Banbury, as it serves as the hub of a wider regional hinterland extending into neighbouring Warwickshire and Northamptonshire. The M40 links with the A422 and A361 to Brackley and Daventry and the linkages between Banbury and South Northamptonshire are strong with 11% of workers living in Northamptonshire. Banbury also performs a strong retail function and is a significant shopping location for outlying areas; this has a positive multiplier effect and helps to create additional demand for logistic and support businesses in Banbury.</p>	Noted. This comment relates to the plan-making process rather than the SA.
David Lock Associates (2014 SASR_19)	<p>Locational strengths</p> <p>The Cherwell Economic Analysis Study (August 2012) states that Cherwell is a district of high economic activity yet low growth. As an economy it seems to be functioning quite well but there has been a recent increase in unemployment in Banbury. This was brought on by the recession in 2008 and whilst unemployment is now around 1% (June 2014 figures) its attractiveness and competitiveness must be maintained and enhanced so as to build on its acknowledged locational strengths in relation to the M40, customers and suppliers.</p> <p>It is therefore only to be expected that Banbury, with its excellent M40 motorway access, strategic road links to nearby towns and cities and railway links to Birmingham and London, should be the focus for significant</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>growth. This is especially the case, in sustainability terms, when one considers that 80% of Banbury residents also work in the town, thereby making it Cherwell's most self-contained settlement (Paragraph B.19 of the Local Plan). An adequate supply of suitable, deliverable and available employment land in sustainable locations like Banbury is critical to enable existing companies to grow, facilitate new company formation and respond to continuing inward investment and the planned electrification of the railway.</p>	
David Lock Associates (2014 SASR_19)	<p>Meeting demand</p> <p>According to the URS Cherwell District Council Employment Land Study (February 2012) produced on behalf of the Council the existing land supply is not meeting current levels of demand from businesses wishing to expand, which represents a gap in the supply of land to meet demand. There are also currently low levels of speculative development which could be due to the lack of available, appropriate land. The Study also points out that there is a general consensus that Banbury may be losing prospective business occupiers due to the high proportion of outdated premises that have not been modernised since being developed in the late 1970s and 1980s.</p>	Noted. This comment relates to the plan-making process rather than the SA.
David Lock Associates (2014 SASR_19)	<p>Loss of existing employment land</p> <p>As indicated above the redevelopment of the Canalside area of the town will result in the loss of about 25 hectares of employment land that needs to be replaced. In addition the planning permission granted for the Banbury Gateway retail park on the Prodrive site, whilst creating up to 500 jobs, will result in the further loss of over 5 hectares of land from employment use falling within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987 (as amended). With the only strategic employment allocation at present in Banbury being some 24.5 hectares of land to the west of the M40, there is a potential deficit of 5 hectares of employment land in Banbury with no net addition to provide for future growth to 2031. This is inappropriate, unsustainable and needs to be addressed by the Proposed Modifications to the Local Plan and SA Addendum.</p> <p>Although there is a significant additional requirement for new homes in the district Government policy still prefers to see previously-used (brownfield)</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>sites used for such development as opposed to greenfield sites. This has a consequential impact (as with the Canalside and Prodrive sites and numerous others in the past) in terms of reducing the number of existing commercial sites within the town but in turn increasing the amount of housing provided and increasing the number of jobs and employment sites required.</p> <p>A shortage of suitable employment opportunities in Banbury is not only unsustainable for many reasons but will have significant adverse effects on the economy of Banbury, its hinterland and the rest of the district. This must be rectified and assessed as part of the Sustainability Appraisal Addendum.</p>	
David Lock Associates (2014 SASR_19)	<p>Potential site</p> <p>The work on the Banbury Masterplan by WYG on behalf of the Council has identified a potential site to the east of the M40 Junction 11, which warrants support since accessibility is good, the area is attractive to the market, there are no major constraints and there would be no significant landscape impact. The area has the capacity to accommodate employment development to help address the current employment land deficiency in the Plan and the future needs of the town. Given the extent of the need for suitable employment land in Banbury and the lack of alternatives due to topographical, access, highways, infrastructure and other constraints, this area of Banbury represents the optimum location for a high quality, sustainable and deliverable employment allocation to support the future economic and employment needs of the town.</p> <p>This is all supported by the Oxfordshire LEP Strategic Economic Plan (2014) and the South East Midlands Strategic Economic Plan (2014). As much of Cherwell district is rural, where there are additional barriers in terms of transport, access to skilled labour, superfast broadband and business support, it is appropriate to direct major growth to the sustainable town of Banbury, which is a Primary Regional Centre (Paragraph 1.22c of the Local Plan). This must be the primary objective of the Sustainability Appraisal Addendum.</p>	Two sites: Land East of the M40, and Land Adjacent to Junction 11 have been appraised as part of the SA Addendum for employment uses, as described in Chapter 7 and Appendix 5.
David Lock Associates (2014 SASR_19)	<p>Flexibility</p> <p>The Local Plan has the aspiration to help local companies to expand,</p>	Noted. These comments relate to the plan-making process rather than the SA.

	<p>support new investment and pursue high technology innovation and investment. The Cherwell District Council Employment Land Study (February 2012) suggests that access to the M40, which is seen as a strength for the local economy, was meant to bring business parks that would attract companies within the 'knowledge economy', but instead opened the economy up to low end distribution companies. The Study states that Cherwell is now suffering from the image of being an area for low end distribution and manufacturing rather than high technology companies. Whilst the Council's aspiration to encourage the development of high technology industries is laudable, it is not the only basis upon which the District can facilitate economic growth and employment.</p> <p>For example, as Silverstone has a 17-year deal to host the British Formula 1 Grand Prix, Banbury is in an excellent position to provide appropriate premises for new manufacturing companies and for current businesses in the motorsport and allied sectors to expand, aiding retention and growth of existing businesses.</p> <p>It is also important that employment allocations provide a flexible planning regime so as not to hinder potential occupational demand, stifle development or prevent jobs/investment being delivered. Any allocations should avoid onerous restrictions and be for B1, B2 or B8 development, unless exceptional circumstances dictate otherwise.</p>	
Oxford City Council (2014 SASR_17)	<p>Para 1.2</p> <p>This paragraph refers to "increased levels of housing delivery over the plan period to meet the full, up-to-date, objectively assessed needs of the District, as required by the NPPF and based on the Oxfordshire SHMA 2014". This reiterates a fundamental error as it misinterprets the NPPF which in paragraph 47 states that local authorities should "use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework..."</p> <p>(Oxford City Council emphasis added)</p> <p>Before final sentence insert: "It should however be recognised that this statement repeats an error of interpretation as the NPPF requires Councils to plan to meet the full up-to-date objectively assessed needs of the</p>	As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs

	<p>housing market area (i.e. Oxfordshire)."</p>	<p>of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District. Therefore, the proposed amendment to this paragraph has not been made.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 1.3</p> <p>The Inspector acknowledged the serious deficiencies in the Council's evidence base in relation to meeting the wider needs of the Oxfordshire HMA, and left no doubt that a green belt review was required and should be undertaken at the earliest opportunity.</p> <p>Replace second sentence with: "In acknowledging the deficiencies in the Council's evidence base, the Inspector left no doubt that in light of the SHMA 2014 a strategic green belt review was required and that it must be undertaken jointly with the other Oxfordshire districts and Oxford City Council at the earliest opportunity. This will need to take account of unmet need arising from Oxford City."</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford.</p> <p>The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan</p>

are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative. This is now explained in Chapter 4 of the SA Addendum.

Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development

		Plan document for that part of the unmet need to be accommodated in the Cherwell District. Therefore, the proposed amendment to this paragraph has not been made.
Oxford City Council (2014 SASR_17)	<p>Para 1.8 to 1.10</p> <p>The SA/SEA is increasingly reliant on out-of-date material (i.e. the 2005 SA Scoping Report which is now 9 years old). The approach taken to update the 2005 document multiple times also increases the paper trail which risks prejudicing public involvement.</p> <p>Amend text as appropriate to clearly state that a single up-to-date SA with integral Scoping Report is to be produced to ensure the provision of coherent accessible information.</p>	The SA process is undertaken in parallel with the plan-making process; therefore inevitably involves undertaking work over a period of several years. For this reason, the policy context and baseline information have been updated regularly throughout the SA process, including most recently during the preparation of a new Scoping Report for the Main Modifications (prepared in June 2014). The production of an SA Addendum to sit alongside the full SA report that was produced at the Submission stage is an accepted way of dealing with modifications at this stage.
Oxford City Council (2014 SASR_17)	<p>Para 2.3</p> <p>Point 1 fails to recognise the need to plan for objectively assessed needs of the Housing Market Area (NPPF paragraph 47).</p>	As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to

		<p>consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. _If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.4 The publication of the Oxfordshire SHMA 2014 and signing of the Oxford City Deal by all Oxon. Local Authorities means that a re-appraisal of the Cherwell Local Plan objectives is required (particularly in light of the very significant housing need identified including unmet need from Oxford). It must also be recognised that the Inspector has directed Cherwell DC to plan for 70% additional housing quantum, which itself must be a minimum given NPPF requirement to plan positively and significantly boost housing supply.</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. _There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County’s total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this</p>

		<p>joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.6</p> <p>It is stated that “the objectively assessed need of 1,140 dwellings per annum is therefore considered to be the only reasonable option for housing growth.” Although we acknowledge that the Examination Inspector has endorsed this figure in the context of the current Plan, it is nevertheless inconsistent with the NPPF which is clear that OAN should relate to the whole housing market area. The SEA Directive is clear that all reasonable alternatives must be assessed, and to not recognise the ‘NPPF-compliant’ option of also addressing the wider OAN would represent a significant technical error. In particular, the City Council requests that the SA acknowledges there is a need arising from Oxford for 1,200 to 1,600 per year which cannot be accommodated fully in Oxford. The SHMA is clear that this is a need applicable to current Plan period.</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County’s total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be</p>

		<p>completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.9</p> <p>This entire paragraph appears construed to avoid the need to assess the reasonable option of reviewing the Green Belt boundary in light of the additional need identified in the SHMA and now acknowledged by both Cherwell DC and the Inspector. Whilst Cherwell considers a Green Belt review to be unnecessary, this was widely disputed at the Examination hearings. Evidence was presented to the Examination (and indeed prior to Plan submission) that clearly points to this being a reasonable option to address at least in part the additional OAN for Cherwell (increase from 670 to 1,140 dpa). Furthermore, the NPPF requires that the OAN for the housing market area is addressed. The unmet need from Oxford is clearly and indisputably identified in the SHMA, and no party has disputed that the full Oxford need cannot be met entirely within the City’s administrative boundaries.</p> <p>Given the Inspector is being quoted verbatim, we would also request the SA to note that the Inspector acknowledged verbally that a Green Belt review, taking “up to two years”, would be “inevitable”.</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County’s total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>

<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.10</p> <p>It is unclear why this paragraph is material to the scoping of the main mods SA. If its purpose is to justify the deferment of considering all reasonable options within the context of the current Local Plan, we would request its removal in line with comments on paragraph 2.9. Otherwise its meaning/relevance should be clarified by explicitly recognising that meeting the Objectively Assessed Needs for the HMA, in line with NPPF paragraph 47, is a reasonable alternative in the context of the current plan.</p>	<p>This paragraph provides context to the modifications that are the subject of the SA. As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.21</p> <p>The SA scope should take account of the OAN within the wider housing</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the</p>

market area identified in the SHMA, including unmet need arising from Oxford. Even if this is not accepted, and the SA (incorrectly) considers only Cherwell's OAN, the scale of increased housing delivery proposed necessitates consideration of strategic Green Belt review as a reasonable alternative within the meaning of the SEA Directive, hence an alternative Spatial Strategy must be considered. This point is underlined by the fact that Kidlington is Cherwell's third-largest settlement with strong sustainability credentials, yet no significant housing growth is proposed on the basis of Green Belt constraint. (See also comments made above on paragraph 2.9.)

Amend this paragraph to consider the reasonable alternative of reviewing the Oxford Green Belt, and update rest of document to reflect this.

Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford.

The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative. This is now explained in Chapter 4 of the SA Addendum.

Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will

		<p>include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.24</p> <p>There is clear evidence that a Green Belt review is a reasonable alternative in the context of meeting Cherwell's own increased housing target to meet OAN. This target has now been accepted by Cherwell DC and the Inspector. The exclusion of the reasonable alternative of Green Belt review as a deliverable option to help meet the increase fails to meet the requirements of the SEA Directive. (See also comments made above on paragraph 29.)</p> <p>For example we are aware of sites being promoted by the University of Oxford close to Kidlington, which as Cherwell's third-largest settlement is a sustainable location for growth to meet Cherwell's own needs, but is currently constrained by the Green Belt.</p> <p>Furthermore, this paragraph contradicts itself. It reflects that a strategic review of the Green Belt is under active consideration at a countywide level, yet goes on to justify the exclusion of Green Belt review from the current Local Plan SA by selectively quoting from the NPPF and Planning Practice Guidance. It is clear from the first part of the paragraph that a strategic Green Belt review is already being considered due to the</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford.</p> <p>The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be</p>

	<p>(potential) exceptional circumstances posed by unmet housing</p>	<p>reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative. This is now explained in Chapter 4 of the SA Addendum.</p> <p>Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet</p>
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		<p>need to be accommodated in the Cherwell District.</p>
<p>Oxford City Council (2014 SASR_17)</p>	<p>Para 2.25 and green box</p> <p>The options presented do not include the reasonable alternative of a strategic review of Oxford’s Green Belt to address the unmet housing need identified in the SHMA. Even putting to one side the wider unmet needs of the HMA and considering the increased housing target for Cherwell, the options identified exclude growth around Kidlington/Begbroke/Yarnton which have a range of services, excellent public transport accessibility and proximity to planned employment growth.</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford.</p> <p>The Council considers that the increase in new housing is achievable without significant changes to the strategy, vision or objectives of the submitted Local Plan, and that there are reasonable prospects of delivery over the plan period. As a result, alternatives that do not accord with the spatial strategy in the submitted Local Plan are not considered by the Council to be reasonable alternatives. The strategic release of Green Belt land was therefore considered not to be a reasonable alternative, although the Local Plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils. Similarly, strategic development outside the Green Belt that did not accord with the spatial strategy set out in the Submission Local Plan was not considered to be a reasonable alternative. This is now explained in Chapter 4 of the SA</p>

		<p>Addendum.</p> <p>Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>JPPC Chartered Town Planners (2014 SASR_23)</p>	<p>It does not appear that the "addendum" is sufficient to deal with the significant change in the provision of housing required by the Inspector without undertaking a fresh appraisal which does not arbitrarily exclude a strategic review of the green belt or more limited reviews of the green belt in addition to those already included in the draft Plan. At present, it appears that development in the green belt is being excluded as a matter of policy rather than being analysed as part of the overall sustainability of new development in the district.</p>	<p>As noted in the Scoping Report, the Inspector has previously stated that the scope of the Main Modifications to the Cherwell Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from</p>

		<p>the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review. If joint work reveals that Cherwell and other Districts need to meet additional need for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years and taking the form of the preparation of a separate Development Plan document for that part of the unmet need to be accommodated in the Cherwell District.</p>
<p>Katharine Earley (2014 SASR_7)</p>	<p>It's been brought to my attention that there is some discontent here in Kidlington with the findings presented in your 'Sustainability Appraisal Addendum for Main Modifications to the Cherwell Submission Local Plan' document.</p> <p>As a local resident, I must say that I strongly oppose any housing development on the Green Belt around Kidlington. While I appreciate that there is a housing shortage (I am acutely aware of this), I believe that there must be a more intelligent way to proceed than destroying the local countryside and harming local wildlife habitats. Additionally, the fields behind St Mary's Church and The Moors in Kidlington are enjoyed daily by people of all ages, and to build on this land would substantially detract from local people's happiness and well-being. Indeed, it would completely change the experience of living here, and not for the better.</p> <p>I would like further clarity on your proposals for development in and around Kidlington.</p>	<p>The SA Scoping Report did not comprise the full SA Addendum and did not present any SA findings; rather it described the scope of the SA work to be undertaken.</p> <p>These comments relate to the plan-making process rather than the SA.</p>
<p>CPRE (2014 SASR_15)</p>	<p>There is a rather simplistic understanding of the relationship between</p>	<p>The relationship between housing markets</p>

	<p>volume of housing in any location and price. More housing in villages is thought to help sustain local services and reduce prices (para. 2.23), while in reality these effects depend almost entirely upon who provides that housing and for whom. Small scale developments of rural affordable housing (such as is provided by the Hastoe Group) will have entirely different social consequences to the same amount of standard commercial housing development.</p> <p>At the other end of the size scale there is a presumption (para 2.29 and Table 2.1) that large scale sites and urban extensions will be more sustainable than alternatives. A wide range of strategic objectives relating to needs, affordability and services (SO7-SO10, SO14) are held not to offer criteria for ruling strategic locations in or out. As discussed above, higher housing numbers are associated with large-scale new housing locations which make great demands on scarce resources (particularly public funding, since developer contributions are seldom adequate to the purpose). Most new households form from younger and less well-off social groups whose needs are overwhelmingly met from the existing, entry-level housing. The diversion of investment and attention from existing settlements is that results from a focus on large new developments has first order implications for these strategic social objectives.</p>	<p>and meeting housing needs is complex and needs to take into account not only demographics but also the role and function of settlements, how they relate to one another, and the viability of development proposals in being able to address the full range of needs, in terms of both overall quantity and type. In practice, it is likely that a range and balance of housing provision, both larger scale and small scale, will be required. This is addressed in Chapter 5 of the SA Addendum.</p>
<p>CPRE (2014 SASR_15)</p>	<p>The manner in which the SA is to be conducted reinforces these concerns. Table 4.1 sets out a framework of 19 'SA Objectives', each of which gives rise to between one and nine 'Sub-Objectives' – 68 in all. Each of these is to be ranked in terms of the effect of the alternative considered on the objective in question. While this has become the conventional methodology, the sheer volume of such a matrix approach almost demands triviality in the judgements made. I have very little confidence that such an approach will genuinely illuminate the real sustainability issues raised in this report (or my previous one).</p> <p>Rather than the primary method being minute subdivision of strategic objectives into blanket coverage of (mainly non-strategic) sub-objectives, the SA should take a view of the effect of the alternative(s) considered as a whole. Selective consideration of potential means of mitigation (such as the matter of types of developer noted above) would provide a more appropriate focus for detailed consideration, targeted on matters of real importance rather than spread indiscriminately.</p>	<p>As noted, an objectives-led approach is an accepted way of undertaking SA. It allows for the identification of likely significant effects and, while effects are not able to be assessed in a high level of detail due to the strategic nature of the assessment, this is not the role of the SA. There will be uncertainties associated with some effects, as they will depend on details such as the design of the development that eventually comes forward at a site. However, the objectives-led SA process enables potential issues to be identified and mitigated at an early stage.</p> <p>Note that a score is being given for each of the headline SA objectives, and not for</p>

		each of the sub-objectives.
Pegasus Planning (2014 SASR_16)	We support the four components identified in paragraph 2.3 of the work that the SA Addendum will cover.	Noted.
Pegasus Planning (2014 SASR_16)	We support the conclusions at paragraph 2.6 that the objectively assessed need of 1,140 dwellings per annum is considered to be ' <i>the only reasonable option for housing growth</i> '.	Noted.
Pegasus Planning (2014 SASR_16)	<p>We raise a strong objection to the reference in Appendix 1 to the saved policy H2 of the Oxfordshire Structure Plan. Appendix 1 notes that this policy continues to be saved by virtue of Paragraph 3 of the Regional Spatial Strategy for the South East (Partial Revocation) Order 2013 and as a result '<i>the Local Plan should have regard to this saved policy until it is replaced</i>'.</p> <p>In our Local Plan EIP Hearing Statement on Matter 2 'Housing Scale and Distribution' on behalf of the Dorchester Group, we made representations which considered that the approach of the District Council in seeking to apply Structure Plan Policy H2 is manifestly unsound as it continues to give weight to the provisions/limitations imposed by this 'saved' policy and in doing so acts as an inappropriate constraint on the delivery of additional growth to accommodate the needs of the District. It is considered that there is no legal requirement for emerging Local Plans to be prepared in conformity with Saved Policies. Saved Policy H2 is an <i>interim</i> policy to be replaced by policies within a future Cherwell Local Plan. The saving of H2 is therefore predicated upon the assumption that H2 will be reviewed as part of the Local Plan process not that its limitations will be perpetuated. In other words, the potential for further growth at Upper Heyford has been omitted from the submitted Local Plan for the wrong reasons. The SA Scoping Report Appendix 1 appears to reinforce this approach which we consider to be inappropriate and we refer back to the fact that the potential for additional development at the Upper Heyford site is recognised as a reasonable alternative and forms part of the four options (Option C) for the overall distribution of development.</p>	Noted, the reference to saved policy H2 in the policy review in Appendix 2 of this report has been removed.
Kirtlington Parish Council (2014 SASR_21)	Kirtlington Parish Council comments on anticipated planning applications for housing development in the parish, in the context of the Main Modifications to the Cherwell Submission Local Plan (including the	Noted, the comments relate to the plan-making and planning application process rather than the SA, but do refer to support

	<p>consultation on the Sustainability Appraisal Addendum/Scoping Report), and the proposals for a Neighbourhood Plan based around Upper Heyford.</p> <p>The comments provided by Kirtlington Parish Council on parish-wide formal consultation and Localism Act, Cherwell District Council’s “call for site” and review of the five year land supply, and Environmental Impact Assessment, relate to the plan-making and planning application process rather than the SA.</p> <p>Conclusion</p> <p>Of the options set out in 2.25 of the Sustainability Appraisal Addendum Scoping Report, Kirtlington Parish Council believes Options A, B and C are most suitable for appraisal as alternative sites. While Kirtlington is a Category 1 Settlement large scale development of Kirtlington is not sustainable for the reasons set out in the Sustainability Appraisal Scoping Report (2.23 and elsewhere) and would also be in breach of a robust and clear parish mandate.</p>	<p>to the SA particularly relating to paragraphs 2.23 and 2.25.</p>
<p>James and Kate Hamilton (2014 SASR_22)</p>	<p>The Green Belt land behind the Moors and Webbs Way is one of the most popular, accessible and necessary interfaces between town and country in Cherwell. These fields have for generations provided lungs for Oxford, and protect a unique medieval landscape in the neighbourhood.</p> <p>While we appreciate the need for more housing in the area, it is precisely landscape such as this that offers the pleasures and recreation that new residents will need when they live in the houses to be built in Cherwell under the new directives. The fields and open spaces are themselves high among the attractions that will persuade people to choose Kidlington in the first place, so it would be regrettably counter-productive to destroy this natural amenity by building on it.</p> <p>Used by hundreds of people daily, the many footpaths, easily-accessed from points along the Moors and Mills End, together create an amenity for Kidlington and its hinterland that is beyond price. Indeed the economic value of the existing landscape is considerable. The fields provide the attraction to the people who bring the life to the village.</p> <p>If we are to provide more homes, then we must also provide amenity. The landscape with its central focus on the spire of St Mary’s Church, ‘Our Lady’s Needle’, is just that.</p>	<p>These comments relate to the plan-making process rather than the SA.</p>

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Appendix 2

Updated review of relevant plans and programmes

Relevant Plans and Programmes Update, 2014

International

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable development		
United Nations Johannesburg Declaration on Sustainable Development (2002)	Commitment to sustainable development and building a humane, equitable and caring global society.	Interpreted into national, regional and local strategies, plans and programmes which should inform the Local Plan on planning for sustainable development.
The EU Sustainable Development Strategy (2009)	This is a renewal of the European Sustainable Development Strategy 2006. It underlines that in recent years the EU has 'mainstreamed' sustainable development into a broad range of its policies. In particular, the EU has taken the lead in the fight against climate change and the promotion of a low-carbon economy. At the same time, unsustainable trends persist in many areas and the efforts need to be intensified. The review takes stock of EU policy measures in the areas covered by the EU SDS and launches a reflection on the future of the EU SDS and its relation to the Lisbon strategy.	Interpreted into national, regional and local strategies, plans and programmes which should inform the Local Plan on planning for sustainable development.
European Spatial Development Perspective (1999)	The achievement of balanced sustainable development, in particular by strengthening economic and social cohesion.	Interpreted into national, regional and local strategies, plans and programmes which should inform the Local Plan on planning for sustainable development.
European Directive 2001/42/EC (SEA Directive) on the assessment of the effects of certain plans and programmes on the environment	Establishes the requirements for assessing plans and programmes that are likely to have significant effects upon the environment.	The Local Plan will need to comply with this Directive through a Sustainability Appraisal that incorporates the European SEA Directive.
Climate Change & Renewable energy		
United Nations Kyoto	The key aim is to reduce the emission of greenhouse gases. The objective of the Kyoto climate change	Interpreted into national,

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Protocol (1992)	conference was to establish a legally binding international agreement, whereby all the participating nations commit themselves to tackling the issue of global warming and greenhouse gas emissions. The target agreed upon was an average reduction of 5.2% from 1990 levels by the year 2012.	regional and local strategies, plans and programmes which should inform the Local Plan on planning for sustainable development.
The United Nations Framework Convention on Climate Change. 1994	<p>The Convention on Climate Change sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. Under the Convention, governments:</p> <ul style="list-style-type: none"> • Gather and share information on greenhouse gas emissions, national policies and best practices • Launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technology support to developing countries • Cooperate in preparing for adaptation to the impacts of climate change 	Interpreted into national, regional and local strategies which should inform the Local Plan on Climate change adaptation and mitigation
EU Renewable energy: the promotion of electricity from renewable energy sources Directive 2001/77/EC	The purpose of this Directive is to promote an increase in the contribution of renewable energy sources to electricity production.	Interpreted into national, regional and local strategies which should inform the Local Plan on energy production from renewable sources.
Sixth Environmental Action Programme, 2002-2012, European Community.	<p>Adopted on 22nd July 2002. The Action Programme sets out the framework for environmental policy-making in the European Union for the period 2002-2012. The objectives respond to the key environmental priorities to be met by the Community in the following areas:</p> <ul style="list-style-type: none"> • Climate Change • Nature and biodiversity • Environment and health and quality of life • Natural resources and wastes <p>In particular the 6th EAP calls for the development of seven Thematic Strategies in the field of soil and the marine environment (in the priority area of biodiversity), air, pesticides and urban environment (in the priority area of environment, health and quality of life) and natural resources and waste recycling (in the priority area of natural resources and waste). The Thematic Strategies constitute the framework for action at EU level in each of the concerned priorities.</p>	Interpreted into national, regional and local strategies which should inform the Local Plan on Climate change adaptation and mitigation and priorities, on biodiversity, natural resources and quality of life.
Energy Performance of Buildings Directive 2002/91/EC	The objective of this Directive is to promote the improvement of the energy performance of buildings within the community.	Interpreted into national, regional and local strategies which should inform the Local Plan on

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	Under the Directive Member States must apply minimum requirements for energy performance of new and existing buildings, ensure the certification of their energy performance and require the regular inspection of boilers and air conditioning systems in buildings.	improving the energy performance of buildings.
4th Assessment Report of the Intergovernmental Panel on Climate Change (February 2007)	<p>Assessment of the up to date and unequivocal scientific knowledge of climate change. IPCC consists of 3 working groups:</p> <ul style="list-style-type: none"> • The physical science basis • Impacts, adaptation and vulnerability • Mitigation of climate change <p>The report assesses scientific, technical and socio-economic information relevant for the understanding of climate change, its potential impacts, and options for adaptation and mitigation.</p>	Interpreted into national, regional and local strategies which should inform the Local Plan on planning for climate change adaptation and mitigation.
Directive on the Assessment and Management of Flood Risks (2007/60/EC)	<p>This Directive requires Member States to assess if water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process. The purpose of the Directive is to establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community.</p> <p>Key articles refer to the need to:</p> <ul style="list-style-type: none"> • Undertake preliminary flood risk assessment • Prepare flood hazard maps and flood risk maps • Prepare flood management plans 	Interpreted into national, regional and local strategies which should inform the Local Plan including the preparation of Strategic Flood Risk Assessments (SFRA) to inform plan preparation.
Biodiversity and Ecology		
The Convention on the Conservation of European Wildlife and Natural Habitats 1979 (The Bern Convention)	<p>The principal aims of the Convention are to:</p> <ul style="list-style-type: none"> • Ensure conservation and protection of wild plant and animal species and their natural habitats • Increase cooperation between contracting parties • Regulate the exploitation of those species <p>The legal obligation on contracting parties is to protect over 500 wild plant species and more than 1000 wild animal species.</p>	Interpreted into national, regional and local strategies which should inform the Local Plan.
European Habitats Directive	Aims to protect Natural Habitats and Wild Fauna and Flora. European sites consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection, as outlined in	The Local Plan needs to comply with this Directive through a

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
(92/43/EEC)	Regulation 10 of the Habitats Regulations 1994. . Transposed into national law by the Conservation (Natural Habitats, &c.) Regulations 1994. The Conservation of Habitats and Species Regulations 2010 consolidate all the various amendments made to the 1994 Regulations in respect of England and Wales.	Habitats Regulations Assessment and incorporating its requirements into the sustainability appraisal process.
Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (European Commission; 2011)	<p>This strategy aims to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. Biodiversity loss is an enormous challenge in the EU, with around one in four species currently threatened with extinction and 88% of fish stocks over-exploited or significantly depleted.</p> <p>The six targets cover:</p> <ul style="list-style-type: none"> • Full implementation of EU nature legislation to protect biodiversity • Better protection for ecosystems, and more use of green infrastructure • More sustainable agriculture and forestry • Better management of fish stocks • Tighter controls on invasive alien species • A bigger EU contribution to averting global biodiversity loss 	The aims and objectives of the Community Biodiversity Strategy have been incorporated into National Guidance on Biodiversity, in particular the UK Biodiversity Action Plan. The Local Plan should reflect national policy on biodiversity.
European Community Biodiversity Strategy (1998)	<p>This Strategy defines a framework for the actions necessary to fulfill the European Community's legal obligations under article 6 of the Convention on Biological Diversity. The Community Biodiversity Strategy aims to anticipate, prevent and attack the causes of significant reduction or loss of biological diversity at the source. It seeks to help both to reverse present trends in biodiversity reduction or losses and to place species and eco- systems, which includes agro-ecosystems, at a satisfactory conservation status, both within and beyond the territory of the European Union.</p> <p>The Community Biodiversity Strategy is developed around four major Themes. Within each Theme the specific objectives that will need to be achieved in the context of Action Plans and other measures are highlighted. These objectives emerge from and qualify the specific obligations relevant for the Community contained in the CBD.</p> <p>The Themes are illustrated below:</p> <ul style="list-style-type: none"> • Theme 1 – Conservation and Sustainable use of Biological Diversity • Theme 2 – Sharing of Benefits arising out of the utilisation of genetic resources • Theme 3 – Research, Identification, Monitoring and Exchange of Information • Theme 4 – Education, Training and Awareness 	The aims and objectives of the Community Biodiversity Strategy have been incorporated into National Guidance on Biodiversity, in particular the UK Biodiversity Action Plan. The Local Plan should reflect national policy on biodiversity.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Convention on Biological Diversity (CBD) – United Nations Conference on Environment and Development (1992)	<p>The Convention on Biological Diversity (CBD), known informally as the Biodiversity Convention, is an international legally binding treaty. The Convention has three main goals:</p> <ol style="list-style-type: none"> 1. conservation of biological diversity (or biodiversity); 2. sustainable use of its components; and 3. fair and equitable sharing of benefits arising from genetic resources <p>In other words, its objective is to develop national strategies for the conservation and sustainable use of biological diversity. The Convention was opened for signature at the Earth Summit in Rio de Janeiro on 5 June 1992 and entered into force on 29 December 1993.</p>	The aims and objectives of the CBD have been incorporated into National Guidance and policy on Biodiversity, in particular the UK Biodiversity Action Plan (BAP), and Local BAPs. These should inform the Local Plan.
Ramsar Convention on Wetlands 1971	Provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources and the designation of wetlands sites of international importance as Ramsar sites.	Protection of Ramsar sites is covered by the European Habitats Directive (92/43/EEC) which requires Local Plans to consider the potential implications on European Wildlife sites including Ramsar sites.
Environment		
EU Air Quality Directive 2008 2008/50/EC	<p>This Directive was adopted on 21 May 2008 (and replaced nearly all previous EU air quality legislation). It lays down measures aimed at:</p> <ul style="list-style-type: none"> • Defining and establishing objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole • Assessing the ambient air quality in Member States on the basis of common methods and criteria • Obtaining information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures • Ensuring that such information on ambient air quality is made available to the public • Maintaining air quality where it is good and improving it in other cases • Promoting increased cooperation between the Member States in reducing air pollution. 	Interpreted into national, regional and local strategies, plans and programmes including Cherwell District Council Local Air Quality Management and its Air Quality Updating and Screening Assessment and Progress Reports. These should inform the preparation of the Local Pan.
The European Nitrate Directive	The Directive was adopted on 12 December 1991. It concerns the protection of waters against pollution caused by nitrates from agricultural sources.	Interpreted into national, regional and local strategies which should

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
91/676/EEC		inform the Local Plan on water pollution.
European Water Framework Directive 2000/60/EC	This Directive seeks the promotion of sustainable use of water, protection and restoration of aquatic ecosystems and encourages contributions toward mitigation of the effects of flood and droughts.	Incorporated into national, regional strategies which should inform the Local Plan on sustainable water use, flood mitigation and restoration of aquatic ecosystems.
EU Thematic Strategy for Soil Protection, including proposals for a Soil Framework Directive	<p>An EU Soil Framework Directive was proposed as the best means of ensuring a comprehensive approach to soil protection across the EU. Ministers have not been able to reach an agreement on this approach and it has not been enacted.</p> <p>The Commission's Thematic Strategy for Soil Protection was adopted 22 Sept 2006 (it is not a legislative proposal and is therefore not subject to a formal process of adoption). The main objective of the Thematic Strategy for Soil is the protection and sustainable use of soil, preventing further soil degradation and restoring degraded soils to a level of functionality.</p>	Interpreted into national, regional and local strategies which have informed the Local Plan.
European Noise Directive 2002/49/EC	The aim of this Directive is to define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.	Interpreted into national and regional strategies which should inform the Local Plan on potential harmful effects of noise.
World Health Organisation Guideline Values (WHO, 2006)	This document sets guidelines for healthy noise levels as follows: Between 23.00 and 07.00 hours, noise levels should not exceed 30 dB LAeq to allow undisturbed sleep. Outdoor noise levels of 50 dB should not be exceeded between 07.00 and 23.00, in order to prevent people being 'moderately annoyed'.	The Local Plan should ensure and noise-sensitive developments are able to meet these noise levels.
Water		
Urban Waste Water Treatment Directive (91/271/EEC; as amended by Directive 98/15/EC)	<p>This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. Its aim is to protect the environment from any adverse effects due to discharge of such waters.</p> <p>Industrial waste water entering collecting systems, and the disposal of waste water and sludge from urban waste water treatment plants, are both subject to regulations and/or specific authorisations on the part of the competent authorities.</p> <p>Objectives:</p> <p>The Directive establishes a time-table for the provision of collecting and treatment systems for urban</p>	Interpreted into national, regional and local strategies which should inform the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>waste water in agglomerations which meet the criteria laid down in the Directive (these targets are detailed below)</p> <p>Annex II requires Member States to draw up lists of sensitive and less sensitive areas which receive the treated waters.</p> <p>The treatment of urban water is to be varied according to the sensitivity of the receiving waters</p> <p>Member States will be responsible for monitoring both discharges from treatment plants and the receiving waters.</p> <p>The amending Directive clarifies the rules relating to discharges from urban waste water treatment plants in order to put an end to differences in interpretation by Member States.</p> <p>Objectives:</p> <p>The option of using daily averages for the total nitrogen concentration applies both to agglomerations of 10 000-100 000 p.e (population equivalent) and to those of more than 100 000 p.e</p> <p>The condition concerning the temperature of the effluent in the biological reactor and the limitation on the time of operation to take account of regional climatic conditions only apply to the "alternative" method using daily averages</p> <p>Use of the "alternative" method must ensure the same level of environmental protection as the annual mean technique.</p>	
<p>Proposal for new EU Environment Action Programme 2020 – Living well, within the limits of our planet, 2012</p>	<p>The proposed programme provides an overarching framework for environmental planning to 2020, identifying nine priority objectives for the EU and its member states to attain It has three key objectives:</p> <ul style="list-style-type: none"> • to protect, conserve and enhance the Union's natural capital • to turn the Union into a resource-efficient, green, and competitive low-carbon economy • to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing 	<p>Interpreted into national, regional and local strategies. Priorities need to be taken into account in the Local Plan.</p>
Design and Conservation		
<p>The Convention for the Protection of the Architectural Heritage</p>	<p>The Convention for the Protection of the Architectural Heritage of Europe defines 'architectural heritage' and each signatory promises to maintain an inventory of it and to take statutory measures to protect it. There is also a promise to provide funding, but only within budgetary limitations, and to promote the</p>	<p>Interpreted into national, regional and local strategies which should</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
of Europe (Granada Convention), 1985	<p>general enhancement of the surroundings of groups.</p> <p>Signatories (including the UK) also promise to adopt integrated conservation policies in their planning systems and other spheres of government influence that promote the conservation and enhancement of architectural heritage and the fostering of traditional skills.</p>	inform the Local Plan.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention), 1992	<p>The European Convention on the Protection of Archaeological Heritage defines archaeological heritage and the signatories promise to make and maintain an inventory of it and to legislate for its protection. The emphasis is on protection of sites for future study, the reporting of chance finds, the control of excavations and the use of metal detectors.</p> <p>Signatories (including the UK) also promise to allow the input of expert archaeologists into the making of planning policies and planning decisions.</p>	Interpreted into national, regional and local strategies which should inform the Local Plan.
Landscape		
European Landscape Convention, 2000	<p>The European Landscape Convention (ELC), also known as the Florence Convention was signed by the UK Government in February 2006, and the ELC became binding from March 2007. The Convention was reaffirmed as being part of the Defra delivery framework through the Natural Environment White Paper in June 2011.</p> <p>The Convention aims to encourage public authorities to adopt policies and measures at all levels, local, regional, national and international level for protecting, managing and planning landscapes throughout Europe. It covers all landscapes, natural, urban, suburban, land, water or sea, remarkable and ordinary everyday landscapes.</p> <p>It calls for various types of action, including conservation through protection, management and improvement to actual creation.</p>	Interpreted into national, regional and local strategies which have informed the Local Plan. The Local Plan must take into account nationally protected landscapes, such as the Cotswold AONB.
The European Sports Charter 1992 revised 2001	<p>The Charter sets out that Governments (with reference to the promotion of sport in human development), should take the steps necessary to apply provisions of the Charter and ensure:</p> <ul style="list-style-type: none"> • That all young people should have the opportunity to receive physical education and acquire basic sport skills • That everyone has the opportunity to take part in sport and physical recreation in a safe and healthy environment • Co-operation with appropriate sports organisations to allow everyone with the interest and ability, to have the opportunity to improve their standard of performance in sport and reach levels of personal achievement • protection and development of the moral and ethical bases of sport and the human dignity and safety 	Interpreted into national, regional and local strategies which should inform the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	of those involved in sport by safeguarding sport, sportsmen and women from exploitation from political, commercial and financial gain, and from practices that are abusive or debasing, including the abuse of drugs and the sexual harassment and abuse, particularly of children, young people and women.	
The European Sports Charter 1992 revised 2001	<p>The Charter sets out that Governments (with reference to the promotion of sport in human development), should take the steps necessary to apply provisions of the Charter and ensure:</p> <ul style="list-style-type: none"> • That all young people should have the opportunity to receive physical education and acquire basic sport skills • That everyone has the opportunity to take part in sport and physical recreation in a safe and healthy environment • Co-operation with appropriate sports organisations to allow everyone with the interest and ability, to have the opportunity to improve their standard of performance in sport and reach levels of personal achievement • protection and development of the moral and ethical bases of sport and the human dignity and safety of those involved in sport by safeguarding sport, sportsmen and women from exploitation from political, commercial and financial gain, and from practices that are abusive or debasing, including the abuse of drugs and the sexual harassment and abuse, particularly of children, young people and women. 	Interpreted into national, regional and local strategies which should inform the Local Plan.
United Nations Convention on the Rights of the Child, Article 31 (United Nations; 1989)	<p>This is an international treaty that sets out universally accepted rights for children. The convention was officially approved in 1989.</p> <p>Article 31 of the convention states the recognition of child rights to:</p> <ul style="list-style-type: none"> • Rest and leisure, in play and recreational activities appropriate to the age of the child • Participate fully in cultural and artistic life and shall encourage the provision of appropriate and equal opportunities for cultural, artistic, recreational and leisure activity. 	Interpreted into national, regional and local strategies which should inform the Local Plan.
Waste		
European Waste Framework Directive 2008/98/EC	The main objective is for the protection of human health and the environment against harmful effects caused by the generation and management of waste by reducing resources used and improving efficiency	Interpreted into national, regional and local strategies which should inform the Local Plan. (The Waste (England and Wales) (Amendment) Regulations 2012 came into force on 1 October 2012)
Waste to Landfill	The objective of the Directive is to prevent or reduce as far as possible negative effects on the	Interpreted into national, regional

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Directive (99/31/EC)	<p>environment from the landfilling of waste, by introducing stringent technical requirements for landfill sites.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Sites must be classified as hazardous, non-hazardous or inert waste landfills • Waste must be pre-treated before being landfilled • Certain waste types cannot be landfilled anymore e.g. clinical, liquid, certain hazardous waste, tyres etc. • Technical standards are set out in the Directive and its Annexes. • Introduces a specific closure procedure • Ongoing training and development of staff must be provided <p>Targets</p> <p>The directive also establishes guidelines and targets for the quantity of biodegradable waste being sent to landfill which are legally binding. These include:</p> <p>Not later than 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.</p>	and local strategies which have informed the Local Plan.
Transport		
European Commission White Paper on the European Transport Policy (EC, 2001)	<p>Sets out the EU policy on transport including issues such as safety, the environment and sustainable transport.</p> <p>The principal measures suggested in the White Paper include:</p> <ul style="list-style-type: none"> • Improving quality in the road transport sector • Turning intermodality into reality • Improving road safety • Adopting a policy on effective charging for transport • Developing high-quality urban transport • Developing medium and long-term environmental objectives for sustainable transport system 	Interpreted into national, regional and local strategies which should inform the Local Plan.
“Roadmap to a Single European Transport Area: Towards a competitive and	The European Commission adopted a roadmap of 40 concrete initiatives for the next decade to build a competitive transport system that will increase mobility, remove major barriers in key areas and fuel growth and employment. At the same time, the proposals will dramatically reduce Europe's dependence on imported oil and cut carbon emissions in transport by 60% by 2050.	Interpreted into national, regional and local strategies which should inform the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
resource efficient transport system” European Commission White Paper (2011)	<p>By 2050, key goals will include:</p> <ul style="list-style-type: none"> • No more conventionally-fuelled cars in cities. • 40% use of sustainable low carbon fuels in aviation; at least 40% cut in shipping emissions. • A 50% shift of medium distance intercity passenger and freight journeys from road to rail and waterborne transport. • All of which will contribute to a 60% cut in transport emissions by the middle of the century. 	

National

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable Development		
Securing the Future – UK Government sustainable Development Strategy, HM Government (2005)	<p>This strategy was launched on 7 March and takes account of developments since the 1999 Strategy, both domestically and internationally; the changed structure of government in the UK with devolution to Scotland, Wales and Northern Ireland; greater emphasis on delivery at regional level and the new relationship between government and local authorities. It takes account of new policies since 1999, and it highlights the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. It has 5 guiding principles. These include:</p> <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	The Local Plan should seek to reflect the guiding principles of the UK Sustainable Development Strategy.
Planning and Compulsory Purchase Act (2004)	Section 39 places a requirement on those bodies preparing Local Development Documents (LDD) to do so with the objective of contributing to sustainable development. A Sustainability Appraisal should be prepared for all Development Plan Documents prepared by Local Planning Authorities.	<p>The Local Plan should promote the principles of sustainable development.</p> <p>The Local Plan will be subject to a Sustainability Appraisal in accordance with the Act.</p>
National Planning Policy Framework (Department for Communities and Local Government, March 2012)	<p>The NPPF introduces a presumption in favour of sustainable development. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p> <p>For plan-making this means that:</p> <ul style="list-style-type: none"> • local planning authorities should positively seek opportunities to meet the development needs of their area; • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, 	The Local Plan should reflect the core principles of sustainable development as set out in this Framework and include a 'Presumption in favour of sustainable development' policy

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>unless:</p> <ul style="list-style-type: none"> – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or – specific policies in the Framework indicate development should be restricted. <p>Paragraph 17 of the NPPF sets out 12 principles which should underpin plan and decision making:</p> <ul style="list-style-type: none"> • be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency; • not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; • support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, 	

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>recreation, flood risk mitigation, carbon storage, or food production);</p> <ul style="list-style-type: none"> • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. 	
Planning Practice Guidance (CLG, 2013, as updated)	The PPG provides national planning advice to support policy in the NPPF. The PPG seeks the achievement of sustainable development and covers issues such as climate change, conserving and enhancing the historic environment, design, duty to cooperate, flood risk, town centres, health and well-being, light pollution, the natural environment, neighbourhood planning, noise, open space, energy, water supply and quality. It also provides guidance on plan making and on housing and economic land availability assessments (i.e. how to identify the objectively assessed needs set out in the NPPF).	The Local Plan should accord with the guidance in the PPG.
Planning Policy Statement: Eco-towns - A supplement to Planning Policy Statement 1 (2009)	<p>This PPS Supplement has not been superseded by the NPPF. It sets out minimum standards above what would normally be required for new developments. The standards act to ensure that eco-towns are exemplars of good practice and provide a showcase for sustainable, low carbon living. The key objectives are:</p> <ul style="list-style-type: none"> • to promote sustainable development and ensuring that eco-towns achieve sustainability standards significantly above equivalent levels of development in existing towns • to reduce the carbon footprint of development 	The Local Plan should meet the requirements of this supplement to PPS1.
Environmental Assessment of Plans and Programmes Regulations (2004)	These Regulations implement in the UK and in England the European Directive on the assessment of the effects of certain plans and programmes on the environment (known as the SEA Directive). They reproduce the Directive and do not add any further substantive requirements, although they adapt the Directive to administrative arrangements in the UK in certain respects, including the setting out of consultation requirements as required by the Directive.	The Local Plan and the Sustainability Appraisal should be prepared in accordance with the requirements of these Regulations.
Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents,	Sets out the Government's guidance on preparing Sustainability Appraisals of Local Development Frameworks. Incorporates the Strategic Environmental Assessment Directive into the Sustainability Appraisal process.	The Local Plan should be subject to Sustainability Appraisal undertaken in accordance with the SA guidance. The SA should also demonstrate where the requirements of the SEA Directive have been met as part of the SA

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
ODPM (November 2005)		process.
A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister (ODPM; 2005)	This Practical Guide provides information and guidance on how to comply with the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”, known as the Strategic Environmental Assessment or SEA Directive. The guide is designed to apply to all plans or programmes in the UK which fall within the scope of the Directive.	The Local Plan should be subject to SEA in accordance with the guide.
Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners, English Nature (2004)	Assists SEA practitioners in understanding the requirements of the SEA Directive.	The Local Plan should consider this guidance.
Saving Lives: Our Healthier Nation, DoH (1999)	Sets out the premise that the nation's health is influenced by social, economic and environmental factors including; poverty, low wages and occupational stress, unemployment, poor housing, environmental pollution, poor education, limited access to transport and shops, crime and disorder, and a lack of recreational facilities.	The Local Plan should reflect the objectives of the White paper and seek to ensure new development is designed to promote healthy lifestyles.
Equity and Excellence: Liberating the NHS (2010)	This White Paper sets out the government's long-term vision for the future of the NHS. The vision builds on the core values and principles of the NHS: a comprehensive service, available to all, free at the point of use, based on need, not ability to pay.	The Local Plan should reflect the objectives of this White paper
Environmental Quality in Spatial Planning (Countryside Agency, English Heritage,	This guidance sets out how planning authorities can achieve high standards of environmental quality in planning, by moving away from a “topic-based” towards an “objectives-led” approach to plans and strategies. Supplementary files accompany this document, providing information to assist with the preparation of regional spatial strategies and local development documents. Of relevance to this plan is Supplementary	Interpreted into regional and local strategies which should inform the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
English Nature and Environment Agency, 2005)	<p>File 14 which provides a checklist of environmental and rural issues to be considered when scoping the local development framework. Topics covered include: accessibility, locally distinctive and valued development, sustainable development, climate change, renewable energy, designated areas (e.g. national parks and conservation areas), enhancement of environmental and heritage resources, environmental protection, waste, vibrant and inclusive rural communities, and sustainable recreation.</p> <p>Objectives:</p> <p>This document does not contain any specific objectives, but it suggests 'recommended actions' for planning authorities. It recommends that planning authorities should:</p> <p>Work with the agencies* at the earliest stages of the plan/strategy process, to help scope the rural issues in the plan and the evidence base needed to address them (*CA, EA, EN, EH)</p> <p>Be encouraged to be more ambitious in their initiatives for conservation, enhancement and better management of the environment in rural areas</p> <p>Undertake detailed historic landscape characterisation assessments and set out appropriate policies and proposals for different character areas Ensure plans/strategies encourage and accommodate unforeseen, innovative and inspirational developments that could add value to an area, whilst ensuring consistency with other plans/policies</p> <p>To ensure local needs are met by distinctive, local development that is valued by the community</p> <p>Use construction and design techniques to encourage more sustainable forms of development; favouring retention of existing buildings with their historic associations</p> <p>Develop plans and strategies that identify benefits which can be secured through particular developments and indicate the scale, location and type of community benefits will be delivered</p> <p>Supplementary File 14 identifies key issues to address in the development of a plan document. These will be addressed as SA objectives if applicable</p>	
Climate Change & Renewable Energy		
The UK Climate Change Programme, 2006	Details how the UK plans to deliver its Kyoto target to cut its greenhouse gas emissions by 12.5 per cent below base year levels over 2008-2012, and move towards its domestic goal to cut carbon dioxide emissions by 15-18 per cent below 1990 levels by 2010.	<p>Interpreted into regional and local strategies/policies, which should inform the Local Plan on measures to cut down greenhouse and carbon dioxide emissions.</p> <p>The Local Plan should promote</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
		energy efficiency and sustainable construction techniques.
Climate Change and Sustainable Energy Act 2006	Introduced as part of the UK Climate Change Programme (above). The principal purpose of this Act is to enhance the United Kingdom's contribution to combating climate change. The Act makes provision about the reduction of emissions of greenhouse gases, the alleviation of fuel poverty, the promotion of microgeneration and the use of heat produced from renewable sources, compliance with building regulations relating to emissions of greenhouse gases and the use of fuel and power, the renewables obligation relating to the generation and supply of electricity and the adjustment of transmission charges for electricity, and for connected purposes. Importantly it places an obligation on the Government to report to Parliament on greenhouse gas emissions in the UK and action taken by Government to reduce these emissions.	Interpreted into regional and local strategies/policies, which should inform the Local Plan on climate change mitigation and adaptation. The Local Plan should promote energy efficiency and sustainable construction techniques.
Planning and Energy Act 2008	The Act enables local planning authorities to set requirements for energy use and energy efficiency in local plans and it allows local councils to set reasonable requirements in their development plan documents for: <ul style="list-style-type: none"> • a proportion of energy used in development in their area to be energy from low carbon or renewable energy sources in the locality of the development; • development in their area to comply with energy-efficiency standards that exceed the energy requirements of building regulations. <p>These policies have to be reasonable and must not be inconsistent with relevant national planning policies for England and Wales.</p>	The Local Plan could include specific targets for the provision of renewable energy and energy efficiency standards for developments to meet
Planning Act November 2008	Introduces a new system for nationally significant infrastructure planning through the Infrastructure Planning Commission and the Community Infrastructure Levy. With regards to planning policies for climate change it places a duty on local authorities to take action on climate change. It states (para 182): Development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. The Act also places a duty on the content of RSSs, requiring them to include in policies designed to secure that the development and use of the land in the region contribute to the mitigation of, and adaptation to, climate change.	The Local Plan should contribute to the mitigation of, and adaptation to, climate change
Stern Review: The Economics of Climate Change. 2006	The review assessed a wide range of evidence on the impacts of climate change and used various methods to assess the costs and risks associated. The main conclusion of the review was that the benefits of strong and early action (to address climate change) outweigh the economic costs of not acting. Makes the economic case for action on climate change. Main conclusions: <ul style="list-style-type: none"> • The benefits of strong and early action far outweigh the economic costs of not acting • Climate change could have very serious impacts on growth and development 	Interpreted into national, regional and local strategies which should inform the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • The costs of stabilising the climate are significant but manageable; delay would be dangerous and much more costly • Action on climate change is required across all countries, and it need not cap the aspirations for growth of rich or poor countries • A range of options exists to cut emissions; strong, deliberate policy action is required to motivate their take up <p>The review estimates the economic cost of no action could be equivalent to losing at least 5% of the global GDP each year, now and forever, this could rise to 20% of GDP when a wider range of risks are applied. The estimated cost of action can be limited to 1% of global GDP each year.</p>	
UK Renewable Energy Strategy July 2009	<p>This Strategy:</p> <ul style="list-style-type: none"> • commits the UK to meet the European Union 2009 Directive target of 15% of all UK energy to come from renewables (electricity, heat and transport) by 2020; • suggests that to achieve the EU target, more than 30% of electricity must be supplied by renewables by 2020 (2% of this from small scale generation) – much will be supplied by onshore and offshore wind; biomass, hydro and wave will also be important; • states that a Heat and Energy Saving Strategy is being developed, with 12% of heat to come from renewables by 2020; • suggests that a strategic approach to planning is required to ensure that regions can deliver their renewable energy potential in line with the 2020 targets; • states the need for a swifter delivery of renewable projects through the planning system and quicker, smarter grid connection; • commits to the development of a draft National Policy Statement (NPS) on energy including renewables, to be published in Autumn 2009, and a draft Planning Policy Statement (PPS) reviewing/ updating PPS1Supplement and PPS22, to be published by the end of 2009. 	The Local Plan needs to seek to contribute to the national and regional renewable energy generation targets, based on an evidence base that highlights local generation potential.
The Carbon Plan: Delivering our Low Carbon Future, DECC, (December 2011)	Details how the national carbon emissions reductions targets (cutting emissions by half on 1990 levels in the 2020 and achieving an 80% reduction by 2050) are to be achieved. Priorities and actions are established for developing low carbon transport, low carbon industry, low carbon electricity (including promoting renewable energy over fossil fuels) particularly for heat generation), and low carbon buildings .	The Local Plan should reflect national priorities on achieving carbon emissions reductions particularly in terms of decarbonising heat and electricity supply.
The Future of Heating: A	Sets out how the heat supply will need to change in order to meet the national carbon emissions reductions targets and the key actions identified in the Carbon Plan. This includes managing heat demand in	The Local Plan should reflect national priorities on carbon

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Strategic Framework for Low Carbon Heat, DECC, (March 2012)	buildings (i.e. minimising avoidable heat loss through building fabric efficiency and introducing factors promoting behavioural change such as Smart Meters); transforming building-level heating (i.e. promoting the use of low carbon and renewable heat rather than fossil fuel based heating technologies); developing heat networks in the UK; and transforming industrial heat usage.	emissions reductions, particularly decarbonising heat supply and the promoting localised heat supply networks.
Renewable Energy Roadmap (UK Government and Devolved Administrations, July, 2011)	<p>The renewable energy roadmap shows where the UK is now in terms of renewable energy, analysis of how deployment may evolve by 2020 and the actions required to achieve the deployment levels anticipated in our analysis.</p> <p>Analysis has shown that there is scope for the generation of renewable energy to reach 30 - 45% of all energy consumed in the UK by 2030.</p>	The Local Plan should seek to incorporate issues of promoting energy efficiency and renewable energy.
National Planning Policy Framework (NPPF); CLG, March 2012	The NPPF states that, to support the move to a low carbon future, local planning authorities should: plan for new development in locations and ways which reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; and, when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.	<p>In addition to the previous requirements planning authorities are advised to design their policies to support and not unreasonably restrict renewable and low carbon energy developments.</p> <p>Development management should not prevent, delay or inhibit proposals for renewable and low carbon energy, and associated infrastructure.</p>
The Code for Sustainable Homes – Setting the Standard in Sustainability for New Homes, Department for Communities and Local Government, February 2008. Subsequent	<p>Update: refer to the entry in this table on the outcomes of the Government's Housing Standards Review consultation</p> <p>A new national standard for improving the sustainability of new homes. Mandatory ratings were introduced from May 2008 (a nil rated certificate must be provided if the home is not rated). The Code will complement the system of Energy Performance Certificates.</p> <p>The Code uses a rating system- indicated by stars from 1 to 6. One star is the entry level- above the level of Building Regulations- and six stars is the highest level, reflecting exemplar development in sustainability terms. Stage 5 is 100% better than Part L Building Regulations in terms of zero emissions from heating, hot water, ventilation and lighting. Stage 6 is a zero carbon home in terms of zero carbon emissions from all energy use in the home.</p>	The Local Plan should consider the principles in this document.

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<p>publications including 'Code for Sustainable Homes Technical Guide' April 2008 and 'Code for Sustainable Homes – Changes to the Technical Guidance' October 2008 (as amended).</p>	<p>The Code measures homes against a range of categories, rating the whole home as a complete package: energy and CO2 emissions, materials, waste, health and well being, ecology, water, surface water run off, pollution and management. Within each of these categories the Code assesses particular issues (i.e. internal lighting, external lighting within Energy & CO2 emissions). Some of the individual issues have a mandatory element and minimum standards.</p> <p>Above the minimum standards, the Code is flexible and developers can choose which and how many standards they implement to obtain 'credits' under the Code in order to achieve a higher sustainability rating.</p>	
<p>Definition of Zero Carbon Homes and Non Domestic Buildings (Consultation), Department for Communities and Local Government (December 2008) (Further consultation 2009)</p>	<p>Seeks views on the definition of 'zero carbon' that will apply to all new homes from 2016 (a building having zero net carbon emissions over a year). Also seeks views on Government's ambition that all new non domestic buildings be zero carbon from 2019, announced in Budget 2008 (with earlier dates for schools – 2016 – and other public sector buildings – 2018).</p> <p>The Government recognises that some types of development will find it hard to achieve net zero carbon emissions over a year through onsite energy infrastructure alone. It proposes that a hierarchy should be applied –</p> <ul style="list-style-type: none"> • energy efficiency • % reductions on carbon emissions compared to current building regulations ('carbon compliance') • other 'allowable' solutions potentially including off site renewable energy provision or funding energy efficiency improvements in the wider community 	<p>Any policies in the Local Plan relating to reducing carbon emissions need to be made in the context of understanding the energy hierarchy now being promoted</p>
<p>The Plan for Growth (BIS) (March 2011)</p>	<p>In relation to sustainable construction, in this document the government set out its revised definition of the zero carbon standard. The zero carbon homes standard will require all carbon dioxide emissions arising from energy use regulated under Building Regulations to be abated from 2016. Regulated energy may derive from sources such as fixed heating, hot water, ventilation and fixed lighting and other fixed building services. However, it does not include appliances such as white goods. Meeting the zero carbon standard will require house builders to meet requirements for fabric energy efficiency, carbon compliance and Allowable Solutions.</p>	<p>The Local Plan policies on sustainable construction should reflect government policy on zero carbon homes and allowable solutions.</p>
<p>Next steps to zero carbon homes - Allowable Solutions Consultation (CLG)</p>	<p>This consultation document invites views on how 'Allowable Solutions' can be used to achieve the zero carbon standard (above). It considers design principles, and delivery options, including verification and pricing.</p>	<p>The Government's confirmed approach to allowable solutions (when published) will need to</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
(August 2013)		be reflected in the Local Plan.
Housing Standards Review Consultation, Summary of Responses, & Written Ministerial Statement (March 2013)	<p>The Housing Standards Review consultation was an outcome of the 'housing and construction red tape challenge', a drive to reduce the regulatory burdens on the housing industry. Following the consultation, the Ministerial Statement confirms that the Government wishes for any necessary technical standards as far as possible to be consolidated into the Building Regulations. For water efficiency standards, the Government proposes to introduce a new, tighter level of water efficiency into the Building Regulations, to be set at 110 litres per person per day (lpd). This would be an optional higher level in addition to the current level of 125 lpd which could only be applied in areas with specific local needs (such as water stress). This would be chosen by the local authority. Government is considering the best way to define areas of water stress. For energy efficiency standards, the Government proposes a 'Building Regulations only' approach, with no optional additional local standards in excess of the provisions set out in Part L of the Regulations.</p> <p>The Ministerial Statement states that the Government will 'press ahead with the work to consolidate necessary standards into the Regulations during this Parliament'. It states that 'draft regulations and technical standards will be published in the summer, with necessary statutory regulations and supporting approved documents coming into force at the turn of the year'. It further states that the Government will make future announcements on the transitional arrangements regarding the use of the Code for Sustainable Homes, and the handling of legacy developments being built out to current Code requirements, and is interested in hearing from industry as to the value of elements of the Code being taken forward on a voluntary basis.</p> <p>Two elements of primary legislation need to be amended before secondary legislation (the new regulations) can be introduced implementing the Government's proposals. New powers need to be introduced into the Building Act which would enable different levels of performance against the Building Regulations where necessary to meet certain local circumstances (i.e. if local authorities wish to enforce the higher optional water efficiency standard). The Planning and Energy Act (discussed above, which allows local authorities to impose reasonable requirements for development in their area to comply with energy efficiency standards exceeding the Building Regulations) also needs to be amended. The Government has now included provisions for amending both of these Acts in the Deregulation Bill which itself still needs to become enacted.</p>	The Government has made clear its intentions to revise national policy and regulations regarding the setting by local authorities of energy efficiency standards. The Local Plan will need to reflect the latest national policy.
Part L of the Building Regulations 2013 (as amended)	These set national efficiency buildings regulations for new and existing buildings relating to the conservation of fuel and power.	The Local Plan should seek to incorporate issues of promoting energy efficiency.

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'Zero Carbon Homes', Written Ministerial Statement, CLG Minister Stephen Williams, 5 June 2014	The statement highlights that the Government is concerned that the achievement of zero carbon through fabric efficiency and allowable solutions will represent a bigger challenge for small house builders than for larger developers. As such the Government considers that an exemption from the zero carbon standard is necessary for small sites. It will be consulting on how an exemption will work.	The Local Plan will need to ensure that all development makes a contribution to achieving carbon emissions reductions in delivering sustainable development, where this is feasible and viable.
Planning Practice Guidance (CLG) (2014)	Provides guidance on climate change mitigation and adaptation in the planning system	The Local Plan should reflect the national guidance in the PPG on climate change mitigation and adaptation.
Planning Practice Guidance for Renewable and Low Carbon Energy (CLG) (July 2013)	Provides advice on the planning issues associated with the development of renewable energy. It sets out that Local Plan policies regarding the location of renewable energy development should be expressed positively but should ensure the impacts of renewable energy are properly addressed. Policies encouraging decentralised energy opportunities can also be useful. For example, planning can provide opportunities for, and encourage, energy development which will produce waste heat, to be located close to existing or potential users of the heat (paragraph 20).	The Local Plan should reflect this national guidance on the location of renewable energy development and on decentralised energy opportunities.
District Heating Good Practice (HCA, August 2011)	<p>Promotes the benefits of decentralised energy supply, including:</p> <ul style="list-style-type: none"> • Contributing to security of energy supply by increasing local energy production and, in some cases, using more than one fuel source • Contributing to reliability of supply, providing the opportunity to operate 'on or off grid' • Reducing carbon emissions through more efficient use of fossil fuels • Creating stronger links between energy production and consumption, which can assist with altering behaviour (through providing a more visible link between the two) • Enabling space savings at individual building level (as individual buildings are connected to a local network with energy generation in a single energy centre) • Lower heat generation costs • Lower operation and maintenance costs. 	The Local Plan should consider the importance of decentralized energy in the energy hierarchy.
Making Space for renewable energy:	This document sets out the approach to on-shore wind developments and will inform NE's statutory comments on spatial plan policies.	The Local Plan should take account of this guidance as it

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
assessing on-shore wind energy development (NE254) (Natural England, 2010)		informs NE's stance on Local Plans and renewable energy
Biodiversity & Ecology		
Wildlife and Countryside Act 1981 (as amended)	<p>This is the principal legislation for the protection of wildlife in the Great Britain. The act is divided into four parts</p> <ul style="list-style-type: none"> • Wildlife • Nature Conservation, Countryside and National Parks • Public Rights of Way Miscellaneous and General 	Incorporated into regional and local strategies which have informed the Local Plan.
Working with the Grain of Nature - A Biodiversity Strategy for England, DEFRA (2002)	Seeks to ensure that consideration for biodiversity becomes embedded in all the main sectors of economic activity, public and private.	The Local Plan should reflect national policy on biodiversity by ensuring that policies promote the preservation and enhancement of the biodiversity on sites.
UK Biodiversity Action Plan (1994)	<p>The UK Biodiversity Action Plan (BAP) is a response to the Convention on Biological Diversity. It outlines the UK's biological resources and sets out a detailed plan for their protection. As a result of this the UK BAP has identified 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans each with targeted actions.</p> <p>Note: has now been superseded by the UK Post-2010 Biodiversity Framework (July 2012)</p>	The Local Plan should reflect national policy in relation to biodiversity by ensuring policies promote the preservation and enhancement of biodiversity on sites
UK Post-2010 Biodiversity Framework (JNCC and Defra, on behalf of the Four Countries Biodiversity Group, July 2012)	<p>The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity.</p> <p>Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework' covers the period from 2011 to 2020.</p> <p>Most work which was previously carried out under the UK Biodiversity Action Plan (UK BAP) is now focussed in the countries. The UK BAP partnership no longer operates.</p> <p>Many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.</p>	The Local Plan should reflect national policy in relation to biodiversity by ensuring policies promote the preservation and enhancement of biodiversity on sites

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Natural Environment and Rural Communities Act 2006(NERC)	Section 40 states that: "Every public authority must in exercising its functions, have regard, so far as is consistent with the proper exercising of those functions, to the purpose of conserving biodiversity."	Section 40 of the NERC Act should be taken into account in formulating the policies and proposals in the Local Plan.
The Conservation of Habitats and Species Regulations 2010	<p>On 1st April 2010 the 1994 Habitats Regulations and all subsequent amendments to date were superseded by a new statutory instrument and the Conservation of Habitats and Species Regulations 2010 came into force.</p> <p>The Conservation of Habitats and Species Regulations 2010 transposes into English Law the requirement of the EU Habitats Directive (92/43/EEC) to carry out Appropriate Assessment for land use plans. Regulation 61 of the Conservation of Habitats and Species Regulations 2010 requires Appropriate Assessment of plans and projects likely to have a significant effect on a European site. This means that the effects of such plans/projects on European sites designated for their nature conservation value (Natura 2000 sites) need to be assessed to ensure that the integrity of these sites is maintained.</p>	The Local Plan should reflect national policy on habitats and species by ensuring that policies promote the preservation and enhancement of habitat and species on sites.
Natural Environment White Paper, The Natural Choice: securing the value of nature (Defra, June 2011)	<p>The Natural Environment White Paper outlines the Government's vision for the natural environment over the next 50 years, backed up with practical action to deliver that ambition. Some of the key reforms relevant to planning are:</p> <ul style="list-style-type: none"> • Supporting Local Nature Partnerships, to strengthen local action • New Nature Improvement Areas to enhance and reconnect nature on a significant scale • Ecologically coherent planning, retaining the protection and improvement of the natural environment as core objectives of the planning system • Piloting biodiversity offsets, to make requirements to reduce the impacts of development on biodiversity simpler and more consistent • Improving public health locally, by making high-quality green space available to everyone • A new Green Areas Designation, empowering communities to protect local environments that are important to them. 	The Local Plan should reflect national policy on the natural environment by ensuring that policies promote the preservation and enhancement of biodiversity on sites.
Catchment Based Approach: Improving the quality of our water environment (Defra)	This policy framework will establish catchment partnerships to work collaboratively with local stakeholders across all of England's 83 catchments. The aim is to deliver improved water quality and more ambitious River Basin Management Plans that contribute to meeting the UK's targets under the European Water Framework Directive.	The Local Plan should reflect national policy on the natural environment by ensuring that policies promote water quality.

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<p>Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, August 2011)</p>	<p>This is a new biodiversity strategy for England which builds on the Natural Environment White Paper and provides a comprehensive picture of how England is implementing international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. Priorities for action are:</p> <p>A more integrated large-scale approach to conservation on land and at sea</p> <p>Putting people at the heart of biodiversity policy</p> <p>Reducing environmental pressures</p> <p>Improving our knowledge</p> <p>Habitats and ecosystems on land</p> <ul style="list-style-type: none"> • 1A. Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition; • 1B. More, bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000 ha; <ul style="list-style-type: none"> • 1C. By 2020, at least 17% of land and inland water, especially areas of particular importance for biodiversity and ecosystem services, conserved through effective, integrated and joined up approaches to safeguard biodiversity and ecosystem services including through management of our existing systems of protected areas and the establishment of nature improvement areas; • 1D. Restoring at least 15% of degraded ecosystems as a contribution to climate change mitigation and adaptation. <p>Species</p> <p>By 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species.</p>	<p>The Local Plan should reflect national policy on habitats and species by ensuring that policies promote the preservation and enhancement of habitat and species on sites.</p>
<p>A Simple Guide to Biodiversity 2020 and Progress Update ; DEFRA July 2013</p>	<p>This highlights how local projects can contribute to the Biodiversity 2020 strategy by:</p> <ul style="list-style-type: none"> • Improving the quality of existing habitats so they are able to better support biodiversity • Creating new areas of priority habitat • Identifying and managing ways for habitats to be linked together to create new networks for wildlife • Managing biodiversity at the scale of whole natural systems and landscapes 	<p>The Local Plan should aim to promote improvement of existing habitats, creating new areas for protected habitats Green infrastructure and manage biodiversity at its relevant scales</p>
<p>National Planning Policy Framework</p>	<p>The NPPF aims to recognise the wider benefits of ecosystem services, minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt</p>	<p>In addition to the previous requirements, planning authorities</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
(NPPF); Department for Communities and Local Government March 2012	the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.	should consider the impact of development on wider ecosystem services.
Planning Policy Guidance (PPG); Department for Communities and Local Government (2013)	The guidance indicates that Local Authorities should work collaboratively with other partners including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence. They should also consider the opportunities that development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area. Guidance is provided on Local Ecological Networks, how development can protect and enhance biodiversity,	The Local Plan should incorporate a strategic approach to protecting and improving the natural environment and ensure that new development protects and enhances biodiversity
A Strategy for England's Trees, Woods & Forests (Defra) (2007)	<p>The aims of the strategy are:</p> <ul style="list-style-type: none"> • Provide, in England, a resource of trees, woods and forests in places where they can contribute most in terms of environmental, economic and social benefits now and for future generations • Ensure that existing and newly planted trees, woods and forests are resilient to the impacts of climate change and also contribute to the way in which biodiversity and natural resources adjust to a changing climate • Protect and enhance the environmental resources of water, soil, air, biodiversity and landscapes (both woodland and non-woodland), and the cultural and amenity values of trees and woodland • Increase the contribution that trees, woods and forests make to the quality of life for those living in, working in or visiting England • Improve the competitiveness of woodland businesses and promote the development of new or improved markets for sustainable woodland products and ecosystem services where this will deliver identifiable public benefits, nationally or locally, including the reduction of carbon emissions. 	The aims of the strategy should be taken into account in formulating the policies and proposals in the Local Plan.
The Natural Choice (Defra, 2011)	This White Paper aims to improve the quality of the natural environment across England, halt the decline in habitats and species, and strengthen the connection between people and nature. The new way of looking at nature will help the growth of a green economy which treats natural capital in a responsible and fair way, encouraging businesses to use that capital sustainably. The actions contained in the Natural Environment White Paper will create a radical shift on how we view our natural assets by incorporating the natural environment into economic planning and ensuring there are opportunities for businesses that are good for nature and good for a strong green economy.	The Local Plan should promote a green economy, such as promoting sustainable tourism and ensure that the encouragement of sustainable tourism is compatible with the statutory purpose of the Cotswold AONB.
Environment		

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The Sustainable Urban Drainage Manual (2007)	This guidance provides advice on the implementation of sustainable urban drainage systems (SUDS) in the UK.	The Local Plan should seek to promote sustainable construction/development techniques
Water for People and the Environment – Water Resources Strategy for England and Wales (Environment Agency, 2009)	<p>Note: this Strategy replaced the 2001 Strategy (above).</p> <p>The Strategy sets out how the EA believe water resources should be managed over the coming decades so that water can be abstracted and used sustainably. Implementing these will help to ensure there will be enough water for people and the environment now and in the future.</p>	The Local Plan should promote the principles of sustainable development, in this case, in relation to water resources.
Water for life and livelihoods- A framework for river basin planning in England and Wales, Environment Agency, (2006)	<p>This document sets out the framework for river basin planning in England and Wales. River basin planning offers opportunities for benefits from improved water management including:</p> <ul style="list-style-type: none"> • economic and social regeneration • greater biodiversity • integration of land-use and sectoral planning • improved planning for flood risk management, fisheries and the marine environment, health and amenity <p>The Water Framework Directive was transposed into UK legislation and the Environment Agency was given new duties and responsibilities to submit River Basin Management Plans (RBMP) for each River Basin District (RBD).</p>	The Local Plan should consider local infrastructure requirements.
Future Water - The Government's water strategy for England (2008)	<p>This strategy sets out the Government's long-term vision for water and the framework for water management in England. Future Water builds on and replaces the previous strategy for water, Directing the Flow and its action points. This new strategy will help the government to realise all water commitments while contributing to two key Public Service Agreements:</p> <p>Securing a healthy natural environment for the future, for which water availability and quality are key, and for which the government have developed an ecosystems approach action plan to ensure integrated delivery; and</p> <p>Leading the global effort to avoid dangerous climate change.</p> <p>Future Water outlines a strategic and integrated approach to the sustainable management of water</p>	The Local Plan should take into account the objectives of the Government's water strategy and seek to reduce water consumption within Cherwell

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	<p>resources, for the public water supply as well as for the provision of healthy ecosystems and the services they provide.</p> <p>The vision for water policy and management is one where, by 2030 at the latest, there is: Improved quality of the water environment and the ecology which it supports</p> <p>Continued high levels of drinking water quality from taps Sustainably managed risks from flooding and coastal erosion More effective management of surface water</p> <p>A sustainable use of water resources, and fair, affordable and cost reflective water charges</p> <p>Reduced greenhouse gas emissions</p> <p>Embedded continuous adaptation to climate change and other pressures across the water industry and water users</p>	
<p>Groundwater Protection: Policy and Practice GP3 (Version 1.1; August 2013: Originally published as a Consultation Document; 2006) (Environment Agency)</p>	<p>This document provides a framework for EA regulation for groundwater. The EA sets out its approach, and the methods and tools they use in their work. They also emphasise that prevention is better than cure.</p> <p>The most recent version 1.1 (August 2013) supersedes all previous versions, and has three main sections:</p> <ol style="list-style-type: none"> 1. Groundwater principles - important information on how we protect and manage groundwater. It includes standalone chapters on groundwater, what it is and where it's found, groundwater pollution and groundwater resources. 2. Position statements and legislation - our position statements on a wide range of activities that may affect groundwater. These are divided into distinct topic areas. A summary of key legislation is also provided. 3. Technical information - technical and interpretive information including a summary of how we assess risk and some of the tools that we use. <p>Overarching Objectives:</p> <p>To protect and manage groundwater resources for present and future generations in ways appropriate to the risks identified by the EA</p> <p>Core Policy Objectives:</p> <p>To provide a framework for the EA's statutory role – to ensure the EA use their powers in a consistent and transparent manner</p> <p>To encourage co-operation between the EA and other bodies with statutory responsibilities for the protection of groundwater</p> <p>To promote the EA's policies, so that land-users and potential developers may anticipate how the EA are likely to respond to a proposal or activity</p>	<p>The Local Plan should have regard to the objectives contained in the Groundwater Protection Policy, although there are no large groundwater abstractions from aquifers in the district according to the Cherwell Catchment Abstraction Management Strategy (July 2005)</p>

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	<p>To influence the decisions of other organisations on issues the EA are concerned about but which the EA do not regulate</p> <p>To help to meet the objectives of the Water Framework Directive – by progressively reducing the pollution of groundwater, especially from diffuse sources</p> <p>To ensure groundwater protection and management are consistent with the EA’s vision for the environment and a sustainable future</p> <p>To provide information and background on groundwater protection in England and Wales</p>	
<p>Water for Life, Department for Environment Food and Rural Affairs (Defra), December 2011</p>	<p>'Water for Life' describes a vision for future water management in which the water sector is resilient; water companies are more efficient and customer focused; and water is valued as the precious and finite resource it is.</p> <p>It recognises that water is essential for economic growth and that we must protect the environment for future generations.</p> <p>Plans outlined include:</p> <ul style="list-style-type: none"> • improving the condition of rivers by encouraging local organisations to improve water quality and make sure water is extracted from our environment in the least harmful way; • announcing plans to reform the water industry and deregulate water markets to drive economic growth; • enabling business and public sector customers to negotiate better services from suppliers and cut their costs; • removing barriers that have discouraged new entrants from competing in the water market; • asking water companies to consider where water trading and interconnecting pipelines could help ensure secure water supplies at a price customers can afford; • enabling water companies to introduce new social tariffs for people struggling to pay their bills and seeks to tackle bad debt which ordinary householders have to bear the cost of; and • tackling the historic unfairness of water infrastructure in the South West. • These changes are all designed to lead to a more robust and prepared water industry, which promotes innovation and growth in the economy at the same time as we protect the environment. 	<p>The plans contained in Water for Life should be taken into account in formulating the policies and proposals in the Local Plan.</p>
<p>Flood and Water Management Act (2010) (Originally presented as the</p>	<p>The Flood and Water Management Bill aims to provide better, more sustainable management of flood risk for people, homes and businesses, help safeguard community groups from unaffordable rises in surface water drainage charges and protect water supplies to the consumer. Responsibilities for managing all flood risks are clearly defined; Local Authorities will have responsibility for surface water flooding – the first time</p>	<p>The Local Plan should promote the principles of sustainable development. The Local Plan should consider local</p>

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Flood and Water Management Bill, 200)	this has been assigned in law. The County Council is also designated as the lead local flood authority - taking on responsibility for leading the co-ordination of flood risk management in their areas.	infrastructure requirements. Flood Risk Management including the promotion of sustainable drainage practices should be considered in the Local Plan.
Planning Practice Guidance (CLG) (2014)	Provides guidance on flooding, on strategic and site specific flood risk assessments, and on the sequential and exception tests	The Local Plan should reflect the guidance in the NPPG regarding sustainable flood risk management.
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	The NPPF states that local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for [inter alia] water supply, wastewater and its treatment, flood risk and coastal change management.	In addition to the previous requirements planning authorities should consider how plans will affect the quality and capacity of infrastructure for water supply, wastewater and its treatment and flood risk.
National Flood and Coastal Erosion Risk Management Strategy for England (DEFRA, EA; 2011)	Risk Management authorities must work together to identify the likelihood and location of flooding and coastal erosion in order to reduce the risk of harm. Authorities should prevent inappropriate development, improve forecasting and encourage greater community knowledge of the risks of flooding and coastal erosion.	The Local Plan should implement policies and strategic land allocations which prevent inappropriate development in flood risk areas
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	<p>The NPPF introduces a number of new policies related to air and noise. Please note that the NPPF also introduces a presumption in favour of sustainable development (paras 11-16) and introduces the concept of neighbourhood planning (paras 183-185).</p> <p>Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p> <p>Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, and should aim to identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</p>	The Local Plan should seek to locate noisy activities away from housing development and from protected landscapes, such as the Cotswold AONB.

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The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2011)	This Strategy sets out long term air quality objectives and policy options to further improve air quality in the UK. It also offers options for further consideration to reduce the risk to health and the environment from air pollution. Previous Air Quality Strategies were published in 2007 and 2000.	The Local Plan should reflect national policy in relation to air quality by allocating sites in sustainable locations that reduce the need to travel by private car
The Environment Act (1995)	Part IV of The Environment Act 1995 sets provisions for protecting air quality in the UK and for local air quality management.	The Local Plan should take into account the requirements of this Act
The Air Quality (Standards) Regulations 2010, SI 2010/1001.	The Regulations transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality. Requires the Secretary of State to draw up and implement Air Quality Plans, where any ambient limit values are exceeded for certain pollutants	The Local Plan must take into account any National Air Quality Plan to contribute to achieving air quality targets.
The Air Quality (England) Regulations 2000, SI 2000/928	The Air Quality (England) Regulations 2000 set national objectives for local authorities in England and require local authorities to review air quality in their area.	The Local Plan should take into account and AQMAs designated and seek to promote development in such a way as to prevent the need for the future designation of AQMAs
Planning Practice Guidance: Air quality (2014)	Provides advice on the role of local plans with respect to air quality and where to start if bringing forward a proposal where air quality could be a concern.	The Local Plan should take into account national guidance on the need to protect air quality which may be affected by development proposals.
The National Emission Ceilings Regulations 2002 SI2002/3188	The National Emission Ceilings Regulations 2002 transpose into UK legislation the requirements of the National Emission Ceilings Directive (2001/81/EC). Requires the Secretary of State to prepare a programme for the progressive reduction of sulphur dioxide, nitrogen oxides, volatile organic compounds and ammonia	The Local Plan must have regard to any programme of progressive reduction of these compounds
Planning Practice Guidance: Noise (2014)	Advises on how planning can manage potential noise impacts in new development.	When preparing Local Plans there may also be opportunities to consider improvements to the

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		acoustic environment.
National Planning Policy Framework (CLG) (March 2012)	<p>The NPPF explains that the essential characteristics of Green Belts are their openness and their permanence (paragraph 79). The NPPF lists the five purposes of the Green Belt (paragraph 80) as follows:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built-up areas • to prevent neighbouring towns merging into one another • to assist in safeguarding the countryside from encroachment • to preserve the setting and special character of historic towns, and • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. <p>Paragraph 83 advises that: “Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period”.</p> <p>Paragraph 84 states that when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p> <p>Paragraph 85 sets out advice for defining Green Belt boundaries, including that local planning authorities should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period.</p> <p>The NPPF also sets out policy relating to determining planning applications for development in the Green Belt and defines what constitutes ‘inappropriate development’ in a Green Belt location.</p>	The NPPF advice regarding the purposes of Green Belt, the reviewing of Green Belt boundaries, and the consideration of exceptional circumstances, should be considered in the preparation of the Local Plan.
Planning Policy Guidance (PPG): 2014 (as amended)	Paragraph 034 Reference ID: 3-034-20140306 indicates that unmet housing need, including for traveller sites, is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site in the Green Belt.	The Local Plan should reflect the advice in the NPPG regarding the special circumstances considered to justify development within the Green Belt.
Letter from Planning Minister Nick Boles to Sir Michael Pitt	Following a response to a PQ of 29 August 2013, a Ministerial Statement on 17 January 2014 and numerous press reports relating to a Planning Inspector’s decision, Planning Minister Nick Boles wrote to Sir Michael Pitt, Chief Executive of the Planning Inspectorate referring to the provisions of the NPPF on the presumption	It is for the Council to consider through the Local Plan whether to review the Green Belt

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(PINS) 3 March 2014 and 13 March 2014	in favour of sustainable development and that authorities should meet objectively assessed needs unless specific policies in the Framework, including Green Belt, indicate otherwise. The letter emphasises that it is for the local authority to choose to review its green belt land as part of its local plan process and should not be for the Planning Inspectorate to recommend at examination stage. The follow up letter of 13 March reconfirmed that there has been no change of Government policy or approach to the Green belt. The second letter states that "Inspectors in Local Plan Examinations should continue to determine whether local planning authorities have followed the NPPF in seeking to meet the objectively assessed development needs of their area".	boundaries as part of the Local Plan process
Green Belt Standard Note (SN/SC/934) to Members of Parliament, 26 March 2014	Re-emphasises the advice in the NPPF and the NPPG concerning Green Belt. Confirms that the Government has not announced any proposals to change the law in relation to protection of the Green Belt.	The Local Plan should reflect the approach in the NPPF and NPPG to Green Belt protection.
Safeguarding our Soils A Strategy for England (Defra, 2009; 2011)	<p>Note: an updated Strategy was published in 2011.</p> <p>The Strategy recognises the vital role of soils in food production, water management and support for valuable biodiversity and ecosystems, and in carbon storage. The ultimate aims of the Strategy are that agricultural soils will be better managed and threats to them will be addressed; soils will play a greater role in the fight against climate change and in helping us to manage its impacts;</p> <ul style="list-style-type: none"> • soils in urban areas will be valued during development, and construction practices will • ensure vital soil functions can be maintained; and • pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. <p>With particular relevance to Planning Policy, the Strategy includes a focus to ensure effective soil protection during construction and development, including taking agricultural land quality into account in determining locations for development.</p>	Decisions on strategic site allocations in the district should include consideration of agricultural land quality. Policies relating to the protection of soils from unsustainable construction practices may be more appropriate as a 'development control' policy in the Delivery DPD.
Planning for soil: Advice on how the planning system can help to protect and enhance soils (SNIFFER, April 2004)	<p>The guidance recognises that soil has never had direct protection from the planning system. The advice note aims to help planning authorities address soil issues in forward planning and development control. The guidance sets out how development activities can have effects on soil properties and soil functions.</p> <p>Actions which the development planning system can take:</p> <ul style="list-style-type: none"> • Soil issues should be considered during the process of developing plan policies. Soil should be included as a criterion in SEA • Plans should include high level plan policies on soil setting out a commitment to the protection and enhancement of soils as part of a wider sustainable approach to development 	Decisions on strategic site allocations in the district should include consideration of agricultural land quality. Policies relating to the protection of soils from unsustainable construction practices may be more appropriate as a 'development control' policy in the Delivery

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Strategic development plan proposals should include consideration of their likely effect on soil and soil function • Soils should be included as a criterion within more detailed development plan policies <p>Outline guidance should be provided for developers to ensure that soil is considered as a factor throughout the design and implementation of a project.</p>	DPD.
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils.	Consideration should be given to the NPPF, although it should be noted that there has been no significant material change in the way that soil, geology and land use should be considered in planning documents.
Planning Practice Guidance (CLG) (2014)	Provides guidance on land contamination, land stability, and on soils and agricultural land.	The Local Plan should reflect the advice contained in the NPPG.
Waste Management Plan for England, December 2013	<p>The waste management plan for England (WMPE) provides an analysis of the current waste management situation in England and fulfils the mandatory requirements of article 28 of the revised Waste Framework Directive (rWFD).</p> <p>The plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan.</p>	The Local Plan should take into account the objectives and scope of the Waste Management Plan.
PPS10 Planning for Sustainable Waste Management, March 2011	Planning Policy Statement 10 (PPS10) sets out the government's policy to be taken into account by waste planning authorities and forms part of the national waste management plan for the UK.	The Local Plan should take into account the policy set out in PPS10 so far as relevant with regards to waste issues.
Companion Guide to PPS10, 2006	This guide supports the implementation of Planning Policy Statement 10. The guide provides advice, ideas, examples of current practice and signposts to further sources of information that will be of relevance to planning authorities, to developers and to communities.	The Local Plan should take into account the advice, ideas and examples of best practice when considering policy in PPS10 so far as relevant with regards to waste issues.

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Guidance for local planning authorities on implementing planning requirements of the European Union Waste Framework Directive (2008/98/EC), December 2012.	<p>The Waste Framework Directive (2008/98/EC) ('the Directive') provides an overarching legislative framework for the management of waste across Europe. This guidance note (Guidance for local planning authorities on implementing planning requirements of the European Union Waste Framework Directive (2008/98/EC)), provides advice on the measures required by local planning authorities to ensure compliance with the directive.</p> <p>The guidance should be read alongside the government's planning policy for waste management, currently set out in Planning Policy Statement 10 and its companion guide.</p>	The Local Plan should take into account the guidance so far as relevant with regards to waste issues.
Government Review of Waste Policy in England 2011	<p>As part of the Government's commitment to ensure that we are on the path towards a 'zero waste' economy, all aspects of waste policy and delivery in England have been reviewed. The Review's findings were published in June 2011, alongside a series of actions for the future.</p> <p>The success of the strategy will be measured against the following targets:</p> <ul style="list-style-type: none"> • EU Landfill Directive targets on the diversion of biodegradable municipal waste from landfill in 2013 and 2020; • Waste Framework Directive target that 50% of waste from households is recycled by 2020; • Waste Framework Directive target to recover at least 70% of construction and demolition waste by 2020; and • A range of minimum producer responsibility targets covering packaging, Waste Electronic and Electrical Equipment (WEEE), End of Life Vehicles (ELV) and batteries. 	The Local Plan should take into account the aims and targets of the Government review of Waste Policy.
The Environmental Protection Act 1990 (as amended)	Part IIA of the Environmental Protection Act 1990 as amended by the Environment Act 1995 requires each local authority to survey its area to identify contaminated land, and decide whether it needs to be listed as a 'special site' because it is contaminated by substances in on or under the land that might or would cause serious harm or would or would likely be likely to cause serious pollution of controlled waters.	The Local Plan should take account of any statutory listed land in making its site allocations.
National Planning Policy Framework (CLG) (2012)	Does not contain This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, local authorities should have regard to policies in the Framework so far as relevant.	The Local Plan should have regard to the NPPF so far as relevant with regards to waste issues.
Lifetime Neighbourhoods,	"This report brings together existing writings and research plus practice examples of lifetime neighbourhoods. Lifetime neighbourhoods are places designed to be inclusive regardless of age or	Planning of inclusive neighbourhoods and a mix of

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CLG, December 2011	disability. The report contributes to the government's commitment to help older people live independently. It should help to prompt thinking around how, for example, ageing, design, housing, transport, participation and green spaces can be linked when creating lifetime neighbourhoods", CLG	housing to meet the needs of the whole community and an ageing population profile
The Housing Act (2004)	The Housing Act is a key piece of legislation, containing wide-ranging measures of reform to help protect the most vulnerable in society while creating a fairer housing market for all those who own, rent or let residential property.	Have regard to relevant statutory requirements in preparing the Local Plan
Housing and Regeneration Act 2008	<p>The Act establishes the Homes and Communities Agency. The objectives are:</p> <ul style="list-style-type: none"> • to improve the supply and quality of housing in England • to secure the regeneration or development of land or infrastructure in England, • to support in other ways the creation, regeneration or development of communities in England or their continued well-being, and • to contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people in England 	The Local Plan should seek to deliver a choice of housing
Planning Practice Guidance, DCLG, 2014	National planning guidance. Includes advice on undertaking housing and economic land availability assessments, the five year land supply, rural housing and housing in the Green Belt	The Local Plan should ensure that it plans to meet housing needs in a way that accords with the PPG
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	<p>The NPPF states that, to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; and should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>In addition, Chapter 8 of the NPPF promotes healthy communities, stating that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.</p>	The Local Plan should ensure that it plans for a housing mix which reflects locally identified needs, and creates sustainable, inclusive mixed communities
Planning for Growth, Written Ministerial Statement, 23 March 2011	Statement (pre-NPPF) setting out the Government's objective of ensuring that the planning system plays a key role in delivering sustainable development needed to support economic growth as soon as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.	The Local Plan should meet needs and deliver growth in accordance with the Statement and the subsequent NPPF

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Laying the Foundations: A Housing Strategy for England (2011)	National Housing Strategy aimed at driving the economy and creating jobs, unblocking the housing market, creating opportunity to access housing, providing choice, flexibility and affordable housing and helping economic and social wellbeing.	The Local Plan needs to help meet the aims of the strategy including supporting the delivery of new homes, supporting aspiration, providing choice and quality for tenants, tackling empty homes and providing better quality homes, places and housing support.
Natural England Policy Position Statement: Housing Growth and Green Infrastructure (Natural England, 2008)	<p>The policy statement sets out the key issues, and NE's views on how local and national government should plan for green infrastructure.</p> <p>The document does not have objectives or targets but does call for the following: Valued assets to be conserved through policies and decisions on major development proposals.</p> <p>The search for the most environmentally sustainable locations for future development to consider all potential options including strategic reviews of green belt boundaries.</p> <p>A thorough assessment of the environmental capacity of the area to inform decisions on locations for future development.</p> <p>All new development to create high quality, locally distinctive, resource efficient places where people want to live and work.</p> <p>Networks of multi-functional green infrastructure providing a wide range of environmental and quality of life benefits to be identified in regional and local plans and designed into all major development and regeneration schemes from the outset.</p> <p>Private gardens to be recognised as a valuable part of green infrastructure networks.</p>	The Local Plan should seek to deliver a choice of housing and assist in creating a sustainable community.
Planning policy for traveller sites (Dept for Communities and Local Government, 2012)	This is the government's most recent planning policy for traveller sites. This policy came into effect at the same time as the National Planning Policy Framework (27 th March 2012). The new planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework.	Ensure the Local Plan makes provision for gypsies and travelling showpeople in accordance with the policy

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Planning Practice Guidance (CLG) (2014)	Provides guidance on planning for mineral extraction in plan making and the application process.	The Local Plan should reflect the advice contained in the NPPG.
Transport		
Better Streets, Better Places. Delivering Sustainable Residential (ODPM, 2003)	<p>This research project was commissioned to:</p> <ul style="list-style-type: none"> • establish whether there are substantive problems over the adoption of new highways meeting the requirements of Planning Policy Guidance Note 3, Housing (PPG3); • identify the underlying causes of any such problems; and • recommend how they should be addressed. <p>The research found that the underlying causes of these problems are complex and need to be addressed through a range of integrated measures. A series of 'interventions' by Government, working in partnership with the key stakeholders were identified. These include;</p> <ul style="list-style-type: none"> • new technical guidance, relevant to all; • measures to increase the motivation of all those involved to deliver better quality places; and • improvements in the processes through which new streets are promoted, approved and adopted. 	The Local Plan should consider the conclusions of this report.
Smarter Choices; Changing the Way we Travel (2004)	<p>This report studies the impact of 'soft' transport policy measures. Soft measures seek to give better information and opportunities, aimed at helping people to choose to reduce their car use while enhancing the attractiveness of alternatives. The measures include:</p> <ul style="list-style-type: none"> • Workplace and school travel plans; • Personalised travel planning, travel awareness campaigns, and public transport information and marketing • Car clubs and car sharing schemes • Teleworking, teleconferencing and home shopping <p>The report looks at evidence from the UK and abroad, case study interviews and the experiences of stakeholders.</p>	The Local Plan should promote the principles of sustainable development and encourage sustainable methods of travel.
Making the Connections: Final Report on Transport and Social Exclusion (ODPM),	<p>The Report identifies five key barriers to accessing services</p> <ul style="list-style-type: none"> • The availability and physical accessibility of transport • Cost of transport • Services and activities located in inaccessible places 	The Local Plan should reflect the principles of sustainable development and promote good access to services and activities

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
2003	<ul style="list-style-type: none"> • Safety and security • Travel horizons- time to travel <p>This report builds a strategy to deliver better access to services and activities and reduce the impact of traffic on communities. Two main steps are considered</p> <ul style="list-style-type: none"> • A new framework of ‘accessibility planning’. This will ensure that there is clear responsibility and accountability for identifying accessibility problems and deciding how to tackle them • National policy changes to enable improved public transport, better land-use planning, safer streets, and improved specialist support to help people get to work, learning, healthcare and food shops. 	
Encouraging Walking: Advice to Local Authorities, DfT (2000)	<p>The Government wants walking to be easier, more pleasant and safer. This document is a working guide for people who will put policy into action.</p> <p>It looks at the role of land use planning, these include:</p> <ul style="list-style-type: none"> • Ensuring that walking is included in it’s transport policies • That district, county, unitary, metropolitan and regional authorities co-ordinate their activities • That new developments should provide a mixture of uses to ensure easy access to facilities; or new developments should be located close to existing facilities. • Good design and better management to renew city, town and local centres in order to promote sustainable transport. 	The Local Plan should reflect the principles of sustainable development and promote good access to services and activities in order to promote sustainable methods of travel e.g. walking
Creating Growth, Cutting Carbon – Making Sustainable Local Transport Happen, 2011	<p>This White Paper represents a significant step forward towards meeting two key government objectives: to help create growth in the economy, and to tackle climate change by cutting our carbon emissions. The White Paper outlines how the objectives will be achieved, supported by its vision for a transport system that is an engine for economic growth, but one that is also greener and safer and improves quality of life in our communities.</p>	The Local Plan should reflect the aims of the White Paper by ensuring policies promote sustainable methods of travel/transport.
National Planning Policy Framework (CLG) (2012)	<p>The NPPF contains national policy on the promotion of sustainable transport. In particular, encouragement should be given to transport solutions which support reductions in greenhouse gas emissions and reduce congestion. It also provides guidance on transport assessments, travel plans, and car parking.</p>	The Local Plan should reflect the promotion of sustainable transport choices and sustainable patterns of development in transport terms.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Planning Practice Guidance (CLG) (2014)	The PPG provides guidance on when transport assessments and transport statements are required, and what they should contain. It also promotes the incorporation of climate change mitigation into Local Plans including through reducing the need to travel and providing for sustainable transport.	The Local Plan should reflect development patterns and policies that seek to reduce the need to travel.
The Strategic Road Network and the Delivery of Sustainable Development. DfT Circular 02/2013 (September 2013)	<p>It replaces the policy set out in Department for Transport (DfT) Circular 02/2007 Planning and the Strategic Road Network and DfT Circular 01/2008 Policy on Service Areas and other Roadside Facilities on Motorways and All-purpose Trunk Roads in England.</p> <p>This Circular sets out the way in which the Highways Agency will engage with communities and the development industry to deliver sustainable development and, thus, economic growth, whilst safeguarding the primary function and purpose of the strategic road network in England, including those roads managed by the Design, Build, Finance and Operate (DBFO) Companies.</p> <p>Particularly relevant to Local Plan making are paragraphs 12 and 13 on interaction with the strategic road network:</p> <p>12. The preparation and delivery of Local Plans⁶ provides an opportunity to identify and support a pattern of development that minimises trip generation at source and encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all. This can contribute to environmental objectives and also reduce the cost to the economy arising from the environmental, business and social impacts associated with traffic generation and congestion.</p> <p>13. To make most efficient use of the limited available capacity on the strategic road network, and because additional physical capacity is difficult, costly and takes time to provide, the Highways Agency will engage in the Local Plan process to reduce the potential for creating congestion on the strategic road network.</p> <p>Paragraphs 14 and 15 on Location of development:</p> <p>14. In framing its contribution to the development of Local Plans, the Highways Agency's aim will be to influence the scale and patterns of development so that it is planned in a manner which will not compromise the fulfilment of the primary purpose of the strategic road network.</p> <p>15. In order to develop a robust transport evidence base, the Agency will work with the local authority to understand the transport implications of development options. This will include assessing the cumulative and individual impacts of the Local Plan proposals upon the ability of the road links and junctions affected to accommodate the forecast traffic flows in terms of capacity and safety. Such assessments should be carried out in line with current Department for Transport guidance or on a basis otherwise agreed with the</p>	<p>The Local Plan should reflect the aims of this Circular by promoting development at locations that are or can be made sustainable, facilitate the use of sustainable transport modes, and support existing business sectors as well as enabling new growth.</p> <p>Local Plan policies should promote sustainable methods of transport and travel.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>Highways Agency.</p> <p>Paragraphs 16 and 17 on Promoting sustainable transport solutions through Local Plans:</p> <p>16. Through the production of Local Plans, development should be promoted at locations that are or can be made sustainable, that allow for uptake of sustainable transport modes and support wider social and health objectives, and which support existing business sectors as well as enabling new growth.</p> <p>17. The Highways Agency will work with local authorities and developers to identify opportunities to introduce travel plan and demand management measures through the Local Plan. These will be based on existing and proposed patterns of development in a manner that will support sustainable transport choice and retain capacity within the transport network so as to provide for further development in future Plan periods.</p>	
<p>London to Scotland West Route Strategy</p> <p>Solent to Midlands Route Strategy</p> <p>Evidence Reports: (Highways Agency April 2014)</p>	<p>These reports provide evidence base and identify solutions to outline operational and investment priorities for the SRN along the London to Scotland West, Solent to Midlands and South Midlands routes for the period April 2015 – March 2021. The evidence in these documents will feed into the Roads Investment Strategy, by the Department for Transport.</p> <p>London to Scotland West Route Strategy</p> <p>The route comprises the whole of the M40 from London to Birmingham where it meets the M42 and from here to the M6 up to the border with Scotland, including the section around Birmingham (the Birmingham Box). It includes Junction 9 at Bicester , Junction 10 at Ardley and Junction 11 at Banbury.</p> <p>Solent to Midlands Route Strategy</p> <p>The Solent to Midlands RBS route covers approximately 162 miles of the strategic road network comprising a mixture of trunk roads and motorways. Sections particularly relevant to Cherwell are: A34 from the M3 junction 9 (Winchester) to M40 junction 9 (Wendlebury) and A43 from M40 junction 10 to M1 junction 15A</p> <p>London to Scotland West Route route connects with Solent to Midlands route between the M40 and the A34 and A43 near Oxford.</p>	<p>Growth and locations for growth in the Local Plan should inform transport implications for these routes. This is likely to happen through Highways Agency engagement in the Local Plan process to reduce the potential for creating congestion on the strategic road network as established in DfT Circular 02/2013.</p>
Employment & Economy		

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	<p>The NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.</p> <p>The NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>	<p>The Local Plan should reflect the NPPF in terms of encouraging economic growth.</p> <p>The Local Plan should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>
Planning Practice Guidance (NPPG) (2014)	The PPG contains advice on undertaking economic land availability assessments and defining objectively assessed needs for employment. It also contains information on ensuring the vitality of town centres.	The Local Plan should reflect the advice in the PPG.
Rural		
Planning Practice Guidance (CLG) (2014)	The PPG provides advice on how local authorities should support sustainable rural communities.	The Local Plan should be informed by the PPG in terms of supporting sustainable rural communities.
National Planning Policy Framework (CLG) (2012)	The NPPF replaces PPS7 in providing national policy for planning in rural areas, specifically supporting a prosperous rural economy.	The Local Plan should be informed by the national approach to rural areas in the NPPF.
Environmental Quality in Spatial Planning The Countryside Agency, English Heritage, English Nature, Environment	<p>Guidelines/Aims</p> <p>Plans and strategies should be 'rural proofed', so that they properly reflect rural needs and circumstances.</p> <p>A move away from a 'topic-based' to an 'objectives-led' approach for plans and strategies. Promotion of the environment and rural issues in a new and better integrated policy framework, addressing wider sustainability issues whilst meeting local needs within a national, regional and district wide context.</p>	The Local Plan should consider these guidelines and aims.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Agency (2005)	<p>Plans and strategies need to be founded on a thorough understanding of the state of the environment and, where appropriate, the needs of rural areas.</p> <p>Plans and strategies should be more ambitious about what can be done to enhance and manage the environment, plan for future change (including that brought about by climate change) and bring positive change to rural areas.</p>	
Design & Conservation		
English Heritage Strategy 2005-2010. Making The Past Part Of Our Future	<p>The Strategy sets out six aims</p> <ul style="list-style-type: none"> • Help people develop their understanding of the historic environment • Get the historic environment on other people's agendas • Enable and promote sustainable change to England's historic environment • Help local communities to care for their historic environment • Stimulate and harness enthusiasm for England's historic environment • Make the most effective use of the assets in our care. 	The Local Plan should consider the aims of this document and aim to conserve and enhance our historic environment
Conservation Principles: Policies and Guidance- For the Sustainable Management of the Historic Environment, English Heritage, 2008	<p>The aim of this document is to set out an approach to making decisions and offering guidance about all aspects of the historic environment, ensuring a balance between the economic and social needs of the people who live in it.</p> <p>It encourages the conservation of a greater diversity in areas and buildings of historic interest (including modern buildings) The key principles are:</p> <ul style="list-style-type: none"> • The historic environment is a shared resource • Everyone should be able to participate in sustaining the historic environment • Understanding the significance of places is vital • Significant places should be managed to sustain their values • Decisions about change must be reasonable, transparent and consistent • Documenting and learning from decisions is essential 	The Local Plan should consider the principles outlined in this document.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
White Paper Heritage Protection for the 21 st Century (2007)	<p>The proposals in this White Paper are based on three core principles</p> <ul style="list-style-type: none"> • The need to develop a unified approach to the historic environment • Maximising opportunities for inclusion and involvement • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system 	The Local Plan should seek to conserve and enhance the historic environment
The Planning (Listed Buildings and Conservation Areas) Act 1990	The Act provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.	The Local Plan should be produced in accordance with the Act.
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	<p>The NPPF supersedes and replaces PPS5 (which in turn replaced PPG 15 and PPG 16). One of the core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance.</p> <p>There are additional policies on Conservation Area design, and promotes development where this would be an optimal use for a heritage asset. It brings cultural heritage as a policy consideration for development within AONBs.</p>	Regard should be given to the NPPF.
Planning Practice Guidance: Design (2014)	<p>The guidance emphasises that good quality design is an important part of sustainable development. Design quality matters and planning should aim to drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.</p> <p>Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.</p>	The Local Plan has taken this national guidance into account, and the aims have informed policy formulation.
Planning Practice Guidance: Conserving and enhancing the historic environment (2014)	Local authorities should set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment.	The guidance has been taken into account in the formulation of the Local plan's policies on heritage assets and the historic environment.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
The Government's Statement on the Historic Environment for England (2010)	<p>The document is intended to help Government to realise its vision for the historic environment, and to assist us in working jointly with others to achieve our aims. In it we set out our understanding of the value of the historic environment, and the many roles that Government and others can play.</p> <p>The strategic aims of the document are:</p> <p>1 Strategic Leadership: Ensure that relevant policy, guidance, and standards across Government emphasize our responsibility to manage England's historic environment for present and future generations.</p> <p>2 Protective Framework: Ensure that all heritage assets are afforded an appropriate and effective level of protection, while allowing, where appropriate, for well managed and intelligent change.</p> <p>3 Local Capacity: Encourage structures, skills and systems at a local level which: promote early consideration of the historic environment; ensure that local decision makers have access to the expertise they need; and provide sufficiently skilled people to execute proposed changes to heritage assets sensitively and sympathetically.</p> <p>4 Public Involvement: Promote opportunities to place people and communities at the centre of the designation and management of their local historic environment and to make use of heritage as a focus for learning and community identity at all levels.</p> <p>5 Direct Ownership: Ensure all heritage assets in public ownership meet appropriate standards of care and use while allowing, where appropriate, for well managed and intelligent change.</p> <p>6 Sustainable Future: Seek to promote the role of the historic environment within the Government's response to climate change and as part of its sustainable development agenda.</p>	The Local Plan should consider the strategic aims of this document.
The Urban Design Compendium 2, Delivering Quality Places. English Partnerships (2007)	<ul style="list-style-type: none"> • This Compendium provides practical guidance on the steps that can be taken in the development process to improve the quality of place. The first Urban Design Compendium set out the principles to create well designed places, where this second one describes the processes needed to achieve them. • The processes are: • Policy: Ensuring national policy on Urban Design is interpreted and applied successfully at the local level- Design policies should be based on clear analysis of the local environmental, social and economic issues. Policies should be clear, specific, measurable and technically feasible. • Integrated design: Integrated design requires interdisciplinary working and an understanding of how design decisions in one discipline can have impacts in other areas. An integrated approach in many sense, resources, emissions, health, people, culture and habitat, and the relationships between those 	The Local Plan should have regard to this guidance

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>that shape urban form.</p> <ul style="list-style-type: none"> • Economics: Delivering Quality and Adding Value. Good design can add economic value, creating places people want to spend time in. This requires an understanding and commitment to achieving high standards. • Technical approvals: Steering a project through it's detailed stages to secure planning and technical approvals is a critical stage of delivery. • Long term management: Successful places are safe, well maintained and well managed. Achieving this depends on managing the physical assets effectively and appropriately. 	
<p>Planning and Access for Disabled People: A Good Practice Guide, ODPM (2003)</p>	<p>The primary objective of this guide is to ensure the Town and Country Planning system in England successfully and consistently delivers inclusive environments as an integral part of the development process. A summary of Good Practice Points is provided in this guide</p>	<p>The Local Plan should have regard to this guide.</p>
<p>English Heritage Guidance on the Management of Conservation Areas (2005)</p>	<p>This guidance sets a number of points which, in English Heritage's view, is essential that local authorities should undertake:</p> <ul style="list-style-type: none"> • include policies in the local development documents to safeguard the character or appearance of conservation areas and their settings • formally adopt and publish the character appraisals and management proposals for each of the authority's conservation areas in support of the relevant supplementary planning document(s) • involve the local community fully in the appraisal and designation process and in decisions about the future of an area • designate only areas that are of 'special interest' in the local context, based on consistent criteria and recognising that such areas need careful management • define the 'special interest' that justifies designation through a detailed character appraisal of each conservation area • base the management of each area on understanding it and considering how its value or importance is vulnerable to harm (and might be enhanced) through using the appraisal as the starting point for developing management proposals and policy guidance for the area • where necessary, make Article 4 directions to control damaging cumulative change in conservation areas and take statutory action to secure the future of significant buildings at risk where appropriate, draw up specific enhancement/improvement schemes to reinforce the character of individual 	<p>The Local Plan should have regard to these guidelines.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>conservation areas</p> <ul style="list-style-type: none"> • encourage the sympathetic redevelopment of buildings or sites which detract from the character or appearance of an area and prepare appropriate design/development briefs • regularly monitor and review the effect on its character of changes in an area, and take rapid action to deal with current problems. <p>Note: this guidance has been replaced by “Understanding Place: Conservation Area Designation, Appraisal and Management” (English Heritage; March 2011)</p>	
<p>Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage March 2011)</p>	<p>English Heritage guidance document that provides a single source of information on conservation area designation, appraisal and management.</p>	<p>The Local Plan should have regard to these guidelines.</p>
<p>Secured by Design Principles, ACPO, (2004)</p>	<p>The document gives guidance on designing for community safety by applying key principles to residential development. The key objective is reduce crime and the fear of crime, by:</p> <ul style="list-style-type: none"> • Promoting a sense of ‘ownership’ through community interaction in designing new developments • Encourage an integrated approach to new development design • Natural surveillance • management 	<p>The Local Plan should consider the guidelines outline in this document.</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<p>The Ancient Monuments and Archaeological Areas Act (1979) provides protection to archaeological sites / ancient monuments in England.</p> <p>Under the terms of the 1979 Act the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, the purpose being to help preserve them, so far as possible, in the state in which they have come down to us today. The Act creates criminal offences in respect of unauthorised works to, or the destruction or damage of, Scheduled Monuments.</p>	<p>The Local Plan should consider the legislation in this Act.</p>
<p>Strategic Environmental Assessment,</p>	<p>Since the introduction of SEA/SA, English Heritage has developed a good understanding of what constitutes an effective assessment of the historic environment. This updated guidance document provides advice and guidance on how to consider the Historic Environment in SEA and SA.</p>	<p>The Local Plan and SA should consider the guidance in this document.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainability Appraisal and The Historic Environment, 2010		
Landscape		
Landscape Character Assessment Guidance for England and Scotland. 2002	The guidance provides advice on Landscape Character Assessment. The guidance reflects how methods and techniques for Landscape Character Assessment have developed in recent years. Supported by a range of topic papers.	Guidance together with advice in Topic Paper 6 taken into account in preparing the local Landscape Sensitivity and Capacity Assessment to inform the Local Plan.
National Planning Policy Framework (NPPF); Department for Communities and Local Government March 2012	The NPPF supersedes PPG 17. The NPPF aims to protect and enhance valued landscapes. The NPPF introduces the concept of the Local Green Space (paras 76-78).	In addition to the previous requirements, consideration should be given to communities views on green infrastructure requirements. Local authorities should consider designating Local Green Spaces.
Planning Policy Guidance (NPPG); Department for Communities and Local Government 2014	The PPG indicates that where appropriate landscape character assessments should be prepared to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. Local Planning Authorities should have regard to management plans for Areas of Outstanding Natural Beauty. Great weight should be given to conserving landscape and scenic beauty in AONBs. Guidance is given on Local Green Space, which can be designated where spaces are demonstrably special to the local community.	The Local Plan should reflect the PPG's advice regarding landscape, AONB and Local Green Space
Recreation		
Local Green Infrastructure: helping communities make the most of their landscape: Landscape	Communities should identify green infrastructure requirements in their local area.	Consideration should be given to communities views on green infrastructure requirements

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Institute for Green Infrastructure Partnership: Sept 2011		
Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for Implementation, English Nature, 2003	<p>This report builds on work published in English Nature Research Report Accessible Natural Greenspace in towns and cities (1995). It presents the findings of a project which looked at English Nature's natural greenspace standards model in order to determine whether its validity could still be supported, how local authorities were managing greenspace policy and how the standards might be promoted effectively in the new and changing policy environment.</p> <p>Note: Natural England reviewed the standard in 2008 and concluded that it was still useful but that further guidance was required to explain how it should be applied. The Nature Nearby report published in 2010 (see below) provides this additional clarity.</p>	Taken into account in regional and local strategies which have informed the Local Plan
Nature Nearby – Accessible Natural Greenspace Guidance (Natural England, 2010; NE265)	This guidance is aimed at parks and greenspace practitioners and their partners, particularly decision makers, planners and managers of green space. It describes the amount, quality and visitor services of accessible natural green spaces that we believe everyone is entitled to, and provides advice on how they can be delivered.	Taken into account in regional and local strategies which have informed the Local Plan
Green Space, Better Places: Final Report of The Urban Green Spaces Taskforce	<p>The report outlines the problem of the declining quality of many urban parks and green spaces.</p> <p>The report sets out a programme for national and local government to work in partnership with local communities, business, voluntary organisations and others to revitalise parks and green spaces.</p>	The Local Plan should promote high quality, well designed, clean public green spaces.
A Sporting Future for All, DCMS, (2000)	<p>This is the Government's strategy for sport. It sets out the Government's vision with its main aims to see</p> <ul style="list-style-type: none"> • More people of all ages and social groups taking part in sport • More success for the nation's top competitors and teams in international competitions. The second part of the report is a detailed Action Plan which sets out specific work programme and a mechanism for driving it forward and co-ordinating the effort. 	The Local Plan should ensure good access to recreational facilities
Creating a sporting habit for life - A new youth sport strategy (Department for Culture, Media and	Helping to deliver a sporting legacy from the 2012 Games to encourage everyone, but particularly young people to take up sport and develop a sporting habit for life.	The Local Plan should ensure good access to recreational facilities

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sport; 2012)		
Sport England Planning Contributions Kitbag, Sport England, (updated regularly)	<p>States that it is very important that planning authorities include full and detailed policies in respect of sport and recreation obligations in their local development frameworks.</p> <p>The Planning Obligations Circular (2005) states that authorities should;</p> <ul style="list-style-type: none"> • include as much information as possible in their published documents in the Local Development Framework; and • authorities should include high level policies about the principles and use of planning obligations- i.e. matters to be covered by planning obligations and matters to be taken into account when considering the scale and form of contributions. <p>High level policies are likely to be found in the Core Policies or Local Plan local development documents. More detailed policies may be found in:</p> <ul style="list-style-type: none"> • a development control policies development plan document • in various area action plan development plan documents, which will focus on areas of change such as new urban extensions. 	The Local Plan should consider the requirements of the kitbag and seek to provide for sport and recreation in the district.
Planning Practice Guidance (CLG) (2014)	The PPG provides key advice on how open space should be taken into account in planning including consulting with Sport England in certain cases. It refers to Sport England's guidance on how to assess the need for sports and recreation facilities.	The Local Plan's assessment of needs for sports facilities should be informed by relevant Sport England guidance.
National Planning Policy Framework (NPPF)	The NPPF contains national policy on promoting healthy communities, including the approach to be taken to existing open space, sports, and recreation land and Public Rights of Way, and planning for new provision including the undertaking of needs assessments.	Local Plan policies on open space protection and provision should be informed by the approach in the NPPF

Regional

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Biodiversity and Ecology		
Lost life: England's lost and threatened species (NE233), Natural England, (2011)	<p>This report identifies nearly 500 animals and plants that have become extinct in England. It also highlights how habitat loss, inappropriate management, environmental pollution and pressure from non-native species have all played a part in the erosion of England's biodiversity. The report identifies the following priorities for action:</p> <ul style="list-style-type: none"> • Better protect and manage the remaining wildlife habitats • Restore and create additional high-value wildlife habitat, including through enhancements at a landscape scale • Establish a coherent network of Marine Protected Areas • Establish more sustainable practices for all our land and seas • Reduce the impact of invasive non-native species • Take further steps to reduce illegal killing and collecting of our native species 	The Local Plan should have regard to this document
Environment		
Thames Waterway Plan 2006-2011. River Thames Alliance	<p>The plan's core objectives are:</p> <ul style="list-style-type: none"> • improve and promote access and information for all users (on water and land) • improve and maintain the river infrastructure, facilities and services for all user • contribute to enhanced biodiversity, heritage, and landscape value in the waterway corridor • increase use of the river and its corridor 	The Local Plan should have regard to this document
Thames River Basin Management Plan, 2009.	<p>The plans key objectives are:</p> <ul style="list-style-type: none"> • By 2015, 22 per cent of surface waters (rivers, lakes estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element • 25 per cent of surface waters will be at good or better ecological status and 17 per cent of groundwater bodies will be at good overall status by 2015. • In combination, 25 per cent of all water bodies will be at good or better status by 2015. • At least 30 per cent of assessed surface waters will be at good or better biological quality by 2015 	The Local Plan should have regard to this document
South East Green	The Framework seeks to establish green infrastructure as an integral part sustainable communities and provides guidance on how to implement them. The Framework stresses the importance of green	The Local Plan should consider green infrastructure provision

Infrastructure Framework. From Policy to Practice (2009)	infrastructure being fully integrated into the plan-making process to ensure delivery.	
State of the Environment Report, Natural England (2008) & supporting statement: State of the natural environment in the South East (NE135) (2011)	This document is an assessment of the environment in South East England. It sets out: <ul style="list-style-type: none"> • The main pressures on the environment • People and lifestyle trends in the region • Air quality trends • Water quality and resource trends in the region • Land quality trends on the region • Biodiversity trends in the region • Flood risk trends • Climate change trends in the region 	The Local Plan should reflect the objectives and findings of the report.
Housing		
Sustainable Communities in the South East- Building for the Future (2003) Regional Action Plan	This follows the national action programme Sustainable Communities: Building for the Future, which sets out the government's intentions to achieve sustainable communities for all. This Regional Action Plan sets out the regional programme of action for the South East Region. The Plan recognises the main issues to be housing supply, affordability of housing and transport. Plan of actions include (but is not the exhaustive list): <ul style="list-style-type: none"> • identifying reasons for the shortfall in housing supply • identify areas of with potential to accommodate more growth (e.g. growth areas) • to accelerated development of new communities • ensuring local plan policies are underpinned by robust housing needs assessments • collaborative working to increase supply of affordable housing • collaborative working to bring forward schemes to improve travel within and through the region 	The Local Plan should seek to provide a range of housing types/tenures to address local needs.
Design & Conservation		
Streets for All South East, English Heritage, 2005	The manual offers guidance on the way in which the streets and public spaces of the South East are managed for all those responsible for their appearance. The guide is intended to be a reference manual of good practice.	The Local Plan should have regard to this document

CABE, Housing Audit: Assessing the design quality of new homes, London, the South East and the East of England (London, 2004)	One hundred new housing schemes were audited. The document makes recommendations on how to improve the design of new residential development. It encourages the integration of parking and highway treatments into early design plans for developments It promotes the use of design briefs to guide volume house builders It encourages the use of contemporary architectural design in new housing	The Local Plan should have regard to this document
Recreation		
Tourism ExSEllence – The Strategy for Tourism in the South East, Tourism South East (2004)	<p>Vision – To create a region which:</p> <ul style="list-style-type: none"> • Competes with the best. • Exceeds visitors expectations. • Invests in product and service quality. • Fosters profitable tourism businesses. • Welcomes visitors and embraces tourism. • Objectives – • Promoting a ‘must visit’ region. • Providing an unrivalled experience for the visitor. • Establishing effective management and organisation. 	The Local Plan should reflect the aims of the Tourism Strategy

Local

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable Development		
<p>Oxfordshire Sustainable Community Strategy 'Oxfordshire 2030' (Oxfordshire Partnership)</p>	<p>Sets out the overall vision for Oxfordshire to 2030 based on the following priorities:</p> <ul style="list-style-type: none"> • A world class economy • Healthy and thriving communities • Environment and climate change • Reducing inequalities and breaking the cycle of deprivation. <p>The strategy is based on wanting Oxfordshire to be recognised for the following:</p> <ul style="list-style-type: none"> • for its economic success • for its outstanding environment and quality of life • as a place where everyone can realise their potential and contribute to and benefit from economic prosperity • as a place where people are actively involved in their local communities <p>The aims of the strategy will be delivered through a partnership approach based on Local Area Agreements which will be monitored and reviewed.</p>	<p>The vision for the Local Plan should draw on other strategies including the vision for Oxfordshire 2030</p>
<p>The Cherwell Sustainable Community Strategy (2010)</p>	<p>The Cherwell Sustainable Community Strategy replaces the Cherwell Community Plan 2016. This document sets out the long term vision for the district up to 2030. There are four pledges with a number of objectives set out for each one. The four pledges are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A Diverse Economy- the economic pledge-By 2030 we will have a diverse industry base and appropriately skilled workforce that can adapt to climate change supported by a well- planned and effective infrastructure of housing <input type="checkbox"/> Opportunities for All- the community pledge- By 2030 we will have thriving communities where everyone, regardless of their personal circumstances, feels safe in their homes and welcome in their neighbourhoods <input type="checkbox"/> Connected and Protected- the infrastructure and environment pledge- By 2030 we will understand and adapt to environmental challenges as they arise and ensure that all infrastructure and other 	<p>The Local Plan should incorporate the core priorities set out in this strategy</p>

	<p>developments seek to support the protection of our environment and biodiversity</p> <p>□ How will we do it? - the leadership pledge- By 2030 Cherwell will be characterised by our responsiveness to our changing population. Our partnerships will take a key role in delivering services, fostering community cohesion and managing our resources, directing them to where there is a need.</p>	
Brighter Futures in Banbury	<p>The Brighter Future programme aims at ensuring that the wealth of opportunities and high quality of life in Banbury is accessible to all. Including ensuring that young people growing up in the area have opportunities to build a future through access to training and education, family support where needed, and are able to grow in strong and safe communities. The programme is delivered in partnership by: Cherwell District Council, Oxfordshire County Council, Thames valley Police, and Oxfordshire Clinical Commissioning Group.</p> <p>High Level Objectives:</p> <ul style="list-style-type: none"> • Improve Skill levels and Educational Attainment • Improve Employability, Focusing Particularly on Young People • Improve Financial Situations, Addressing Debt and Financial Inclusion • Improve Educational Attainment Through Better Numeracy Skills and Family Engagement • Good Quality Mixed Housing, Affordable and in Well Managed Environments • Good Access to Amenities Including Shops, Health Centres and Leisure Facilities • Improve Life Expectancy With Improved Overall Health and Well Being • Reduce the Clear Inequality Gaps with Low Life Expectancy • Reduce the High Rates of Teenage Pregnancy • Build a Safer More Connected Community where Residents Feel Socially Included 	Local Plan policies should consider the objectives in this programme to ensure that development proposals encourage and help facilitate their achievement.
Cherwell Safer Communities Report 2012-13 and Rolling Plan for 2013-17	Rolling Plan of the Cherwell Community Safety Partnership for combining, co-ordinating and focusing the efforts of all partners towards the common goal of achieving safer communities	The Local Plan should contribute to the achievement of safer communities.
Oxfordshire's Draft Rights of Way Management Plan 2014-2024	<p>Document currently being consulted on.</p> <p>Vision: To record and maintain the existing public rights of way and countryside access network for all users and would-be users, and where possible improve the extent, facilities, use and understanding of the network, so that public rights of way fulfil their role as a vital part of life in the County.</p> <p>Aims:</p> <ol style="list-style-type: none"> 1. Public rights of way are recorded, protected, maintained and promoted. 2. A public rights of way and countryside access network that adapts to balance the current and future needs of communities and users, farmers and landowners and the 	The Local Plan and Local Plan Part 2 should have regard to this strategy.

	<p>natural environment</p> <p>3. A public rights of way and countryside access network which is as accessible as reasonably as possible to those with limited mobility, vision or understanding</p> <p>4. Countryside access contributes to a thriving local economy and communities are able to be actively involved in caring for and promoting responsible walking and riding in their area.</p>	
Banbury Canalside (Draft SPD), (2009)	This is a draft SPD which has been prepared to promote and manage the future development proposals in Canalside area to create a vibrant new sustainable community. A parent policy for the area will be contained in the Local Plan	The Local Plan should have regard to this draft SPD and include a parent policy for the Canalside area in the Local Plan.
Bolton Road (Draft SPD), (2011)	This is a draft SPD which has been prepared to promote mixed use development at Bolton Road, Banbury.	The Local Plan should have regard to this draft SPD and include a parent policy for the Canalside area in the Local Plan.
RAF Upper Heyford Revised Comprehensive Planning Brief (2007)	The Revised Comprehensive Planning Brief was prepared in the interest of implementation of policy H2 of the former Oxfordshire Structure Plan 2016 and expands upon and provides further detail to policy H2 in the interests of enabling conservation and environmental improvements. The provisions of the SPD must be considered in the context of later planning decisions .	The Local Plan should have regard to appropriate parts of the brief where still relevant.
Eco Bicester – One Shared Vision (2010)	Joint vision statement for Bicester made by the District Council, Oxfordshire County Council, Bicester Town Council, the Homes and Communities Agency, Bicester Vision and the Environment Agency (members of the Strategic Delivery Board). The shared vision seeks to apply eco-development standards beyond the NW Bicester eco-development to the wider town and was prepared to guide and inform the SDB's work.	The Local Plan should be informed by the One Shared Vision.
Climate Change & Renewable Energy		

<p>Cherwell Low Carbon Environmental Strategy 2012</p>	<p>This strategy aims to transform Cherwell to a competitive low carbon economy which includes the development of 'green technology,' 'green knowledge,' working with industry to support innovation, and maximise opportunities to develop practical solutions to mitigate the impacts of climate change. The document includes several actions which can be implemented to achieve this:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Leading by example - cutting carbon emissions and adapting to a changing climate. The Council has set itself a target to reduce carbon emissions by 22% by 2015; <input type="checkbox"/> Implementation of a Carbon Management Plan – cutting carbon emissions through reduced energy consumption, improving energy efficiency and developing renewable technology and other low carbon technology. <input type="checkbox"/> Sustainable communities – improvement in the emissions given off by commercial and industrial enterprises and associated traffic. <input type="checkbox"/> The green deal – creation of a community Interest company to provide a financial mechanism for the implementation of the green deal to improve energy efficiency in households. <input type="checkbox"/> Working in Partnership – awareness raising and promoting action to encourage CO2 saving measures. 	<p>The Local Plan should seek to deliver the themes identified in the Low Carbon Strategy.</p>
<p>Cherwell Local Climate Impacts Profile (2008)</p>	<p>The district's Local Climate Impacts Profile (LCLIP) provides information on the extreme weather events experienced locally between 2003 and 2008 in order to indicate what might be likely in future. The most frequent extreme weather event over that period in Cherwell was found to be gales and storms, with severe flooding occurring in Winter 2003 and Summer 2007. The LCLIP also found that significant droughts have occurred in recent years with associated incidences of subsidence. There are predicted to be decreases in summer precipitation of 23% in southern England, as well as increases in summer mean temperatures of 3.9 degrees. Consequently, droughts and overheating are further issues that should be taken into account in adapting to the future climate.</p>	<p>The LCIP provides evidence on what climate change mitigation and adaptation might be most appropriate for Cherwell district & will therefore inform the preparation of Local Plan policies.</p>
<p>Air Quality Updating and Screening Assessment and Progress Report 2013 for Cherwell District Council</p> <p>Local Air Quality Management (Feb. 2014)</p>	<p>This report aims at fulfilling Part IV of the Environment Act (1995), the Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007 and the relevant Policy and Technical Guidance documents. The LAQM process places an obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether or not the air quality objectives are likely to be achieved. Where exceedences are considered likely, the local authority must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.</p> <p>Cherwell District Council has declared 1 Air Quality Management Area (AQMA) at Hennef Way, Banbury.</p> <p>Detailed Assessments are currently being undertaken at the following locations to confirm whether the air quality objectives are likely to be exceeded:</p> <ul style="list-style-type: none"> • Horsefair / North Bar, Banbury 	<p>The Local Plan should reflect national policy in relation to air quality by allocating sites in sustainable locations that reduce the need to travel by private car. The Local Plan should take into account the designated AQMA at Hennef Way, Banbury and seek to promote development in such a way as to prevent the need for the future designation of AQMAs including those under consideration: Horsefair / North Bar, Banbury, Queens</p>

	<ul style="list-style-type: none"> • Queens Avenue / Kings End, Bicester • Bicester Road, Kidlington 	Avenue / Kings End, Bicester and Bicester Road, Kidlington
Biodiversity and Ecology		
Oxfordshire Biodiversity Action Plan (BAP) (2000) - Oxfordshire Nature Conservation Forum	<p>The UK Biodiversity Action Plan recognises that biodiversity is ultimately lost or conserved at the local level and therefore Local Action Plans are an essential part of the process. The purpose of the Oxfordshire BAP is to focus resources to conserve and enhance biodiversity by means of local partnerships, taking account of national and local priorities, providing the biodiversity element of Local Agenda 21.</p> <p>The Oxfordshire Biodiversity Action Plan was written by a partnership of over 30 key conservation organisations working in the county and was published in February 2000. It is one of many local BAP across the UK that are helping to meet national biodiversity targets. Oxfordshire's BAP currently contains Action Plans for 18 habitats and 21 Species which are implemented through Task Forces and co-ordinated by Oxfordshire Nature Conservation Forum.</p>	The Local Plan should seek to protect and enhance areas of biological diversity
Oxfordshire's Biodiversity Action Plan and Conservation Target Area 2010 – Oxfordshire Conservation Forum (now the Local Nature Partnership)	The Oxfordshire Biodiversity Action Plan focusses on restoration and creation of biodiversity in Conservation Target Areas, considered to be the areas with most potential for biodiversity improvement through targeting resources to protect, enhance and link existing habitats of value.	The Local Plan should reflect the focus on targeting biodiversity improvements in Conservation Target Areas.
“Protecting and Enhancing Cherwell's Natural Environment” Corporate Biodiversity Action Plan 2013–2014	The aim of the Cherwell Biodiversity Action Plan (BAP) is to help focus attention and resources on those habitats and species that are particularly important to the Cherwell. The BAP identifies actions needed to protect and enhance habitats and species that are most under threat and of greatest importance to biodiversity. The BAP is reviewed and updated annually.	The Local Plan should seek to protect and enhance habitats and species identified in the Cherwell BAP.
Environment		

<p>Cherwell, Thame and Wye Catchment Abstraction Management Strategy (CAMS), Environment Agency (2012)</p>	<p>The catchment of the River Cherwell defines the north of the CAMS area. The River Cherwell sources at Charwelton in Northamptonshire and joins the River Thames at Oxford. The Oxford Canal, operated by the Canal and Rivers Trust, runs parallel with the River Cherwell, from Birmingham to join the Thames just west of Oxford. There are numerous inter-connections between the river and canal.</p> <p>The River Ray is the largest tributary of the River Cherwell. It rises near Quainton in Buckinghamshire and flows for southwest to its confluence with the Cherwell at Islip. The catchment of the River Cherwell is predominately clay with some exposed limestone on valley sides. Flows in the Cherwell, Ray and tributaries are mainly from surface water runoff and not groundwater, meaning they are quick ('flashy') responding rivers. The river is therefore susceptible to reduced flows during periods of dry weather. Within the catchment there are 27 Sites of Special Scientific Interest (SSSI), some of which are remnants of extensive wetland habitats. The most important of these being Otmoor and the adjacent RSPB Reserve in the River Ray sub-catchment. There are also important fen, woodland and geological SSSIs and areas of archaeological importance.</p> <p>It identifies the following:</p> <ul style="list-style-type: none"> • The Middle Cherwell has local resource status of 'water available for licensing' at low flows. This status is overridden by the flow requirements of the Thames, which changes the status to 'Water not available for licensing' at low flows. • The Ray has local resource status of 'water available for licensing' at low flows. This status is overridden by the flow requirements of the Thames, which changes the status to 'Water not available for licensing' at low flows. • The Lower Cherwell has local resource status of 'water available for licensing' at low flows. This status is overridden by the flow requirements of the Thames, which changes the status to 'Water not available for licensing' at low flows. 	<p>The Local Plan should consider the recommendation in this document.</p>
<p>Cherwell District Council Level 2 SFRA: Boundary Updates and Additional Sites Assessment (2nd Addendum), URS (2014)</p>	<p>The Level 2 SFRA provides supplementary information to the Level 1 SFRA, to inform on specific flood risk issues and suitability for development of three potential Strategic Growth sites put forward for development in accordance with the guidance set out in PPS25. This includes an updated Sequential Test and Exceptions Test. The Level 2 SFRA provides information to enable application of the PPS25 Exception Test to assist in ensuring successful planning applications within the Strategic Growth sites.</p>	<p>The Local Plan should be informed by the information provided in the Level 2 SFRA and the outcomes of the sequential and exceptions tests.</p>
<p>Housing</p>		

Cherwell Housing Strategy (2012 – 2015)	<p>The Cherwell Housing Strategy sets out that housing is one of the most important issues facing Cherwell now and sets out seven priorities relating to housing provision, quality of homes and the needs of people who live in the District. The six priorities are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase supply and access to housing <input type="checkbox"/> Develop financially inclusive, sustainable communities <input type="checkbox"/> Provide housing for our most vulnerable residents <input type="checkbox"/> Ensure homes are safe, warm, and well managed <input type="checkbox"/> Prevent homelessness <input type="checkbox"/> Maximise resources and be an investment-ready district necessary, the quality and location of the accommodation and the accompanying support minimise the negative impact on the household and reduce the risk of repeat homelessness. 	The Local Plan should seek to deliver the priorities as set out in the Council's Housing Strategy.
Oxfordshire Strategic Housing Market Assessment, 2014.	The Strategic Housing Market Assessment (SHMA) for Oxfordshire was published in March 2014. It concludes that up to 93,560 – 106,560 additional homes are needed across Oxfordshire in the period 2011-2031 (between 4,678 – 5,328 homes per annum). This is based on meeting the housing need identified, supporting committed economic growth (including the City Deal) and improving housing affordability as required by Government.	The Local Plan should seek to deliver the priorities and findings of the Strategic Housing Market Assessment.
Transport		
<p>Oxfordshire Local Transport Plan 2011- 2030 (LTP3) (April 2012)</p> <p>&</p> <p>LTP3 Area Strategies Update for Bicester and Banbury (May 2014)</p>	<p>LTP3 focuses on attracting and supporting economic investment and growth, delivering transport infrastructure, tackling congestion and improving quality of life. The LTP3 includes a range of transport policies based on 9 objectives:</p> <ul style="list-style-type: none"> • Improve the condition of local roads, footways and cycleways, including resilience to climate change; • Reduce congestion; • Reduce casualties and the dangers associated with travel; • Improve accessibility to work, education and services; • Secure infrastructure and services to support development; • Reduce carbon emissions from transport; • Improve air quality, reduce other environmental impacts and enhance the street environment; • Develop and increase the use of high quality, welcoming public transport; and • Develop and increase cycling and walking for local journeys, recreation and health. <p>The LTP3 features a number of local transport area strategies for the county's major towns and settlements which detail the key issues and opportunities for transport schemes to improve the accessibility to and capacity of the transport network. The area strategies incorporated the evidence and conclusions from the</p>	<p>Growth and locations for growth in the Local Plan should inform transport implications for the Local Transport Plan and its area strategies for Banbury, Bicester, Kidlington and Rural Areas.</p> <p>Local Plan policies should have consideration of the objectives in the Local Transport Plan and its proposals.</p>

	<p>original integrated transport and land use strategies and their revisions in 2009 and therefore replaced these as policy. The relevant area strategies for Cherwell are:</p> <ul style="list-style-type: none"> • Banbury Area Strategy; • Bicester Area Strategy; • Kidlington Area Strategy; and • Rural Areas Strategy. 	
Oxfordshire Local Transport Plan 4 – Stage 1: Goals and Objectives	<p>To ensure that the county’s transport systems are fit to support population and economic growth, Oxfordshire County Council is developing a new Local Transport Plan. LTP4. This is an important statutory document.</p> <p>Consultation on the draft goals and objectives for the LTP4, to inform the development of the plan, closed on 4th August. There will be further consultation in 2015 on the draft LTP4 itself.</p> <p>The draft objectives consulted on included:</p> <ul style="list-style-type: none"> • Minimise the need to travel; • Make more efficient use of available transport capacity through more innovative management of the network and encouraging the use of public transport, walking and cycling; • Improve transport connections to support economic growth: between housing and jobs/education/services, and in networks of businesses and their supply chains; • Influence the location of development to maximise the use and value of existing and planned strategic transport investment; • Minimise overall journey times and improve journey time reliability on strategically important routes; • Develop a high quality, resilient integrated transport system that is attractive to customers and generates inward investment; • Manage impacts of transport on human health and safety, and the environment, including reducing carbon emissions; and • Encourage and facilitate physically active travel to support health. 	Local Plan policies should have consideration of the draft objectives in the emerging Local Transport Plan.
Employment & Economy		
Economic Development Strategy (2006 - 2016) Oxfordshire Economic	<p>The Strategy deals with four main issues: the international environment, the business environment, skills development, and infrastructure. The document contains the following themes:</p> <ul style="list-style-type: none"> • Promoting Oxfordshire. • Developing international links. • Encouraging enterprise and entrepreneurship. 	The Local Plan should consider this strategy

Development Partnership	<ul style="list-style-type: none"> • Exploiting the commercial potential of the science and technology base. Removing barriers to growth. • Business clusters and support networks. • Maximising opportunities created by technology innovation and utilisation. Connecting education and business. • Widening participation in learning, training and the labour market. Investing in workforce development. • Securing investment in infrastructure. Land use. • Transport. Housing. • Natural and built environment. 	
Oxford and Oxfordshire City Deal (Jan, 2014)	The Oxford and Oxfordshire City Deal aims to unleash a new wave of innovation-led growth by maximizing the area's world-class assets, such as the universities of Oxford and Oxford Brookes, and "big science" facilities such as those at the Harwell Oxford Campus and Innovation Campus. It acknowledges the region's strong track record of delivering growth and seeks to support those existing, and new, businesses in achieving their full potential. The deal we have agreed with Government allows us to maintain and grow Oxford & Oxfordshire's status as a prosperous economic area.	The Local Plan should consider this strategy
Local Investment Plan (May 2013)	This Local Investment Plan (LIP) for 2013, builds on the initial document resulting from Oxfordshire's 'Single Conversation' with the Homes and Communities Agency (HCA) in March 2010. This Plan has been prepared by the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP) as a draft for consultation. It sets out a shared vision and priorities for delivering economic growth, housing development, regeneration, and infrastructure; to support the development of a world class economy and healthy and thriving communities. The purpose of the Local Investment Plan is to provide a strategic framework for growth and investment over the next twenty years.	The Local Plan should consider this strategy
The Oxfordshire Innovation Engine (October 2013)	The aim of the document is to understand Oxfordshire and realise its growth potential.	The Local Plan should consider this document
Oxfordshire Strategic Economic Plan (Oxfordshire Local Enterprise Partnership) March	<p>The Strategic Economic Plan sets out our ambition for Oxfordshire to 2030 – to drive accelerated economic growth to meet the needs of our science and knowledge rich economy placing Oxfordshire at the forefront of the UK's global growth ambitions. The Strategic Economic Plan focuses on our priority localities of Science Vale Oxford in the south, through Oxford, to Bicester in the north of the county - the Oxfordshire.</p> <p><i>Vision:</i></p>	The Local Plan should be generally consistent with the SEP.

2014	"By 2030 Oxfordshire will be recognised as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence."	
South East Midlands Strategic Economic Plan (South East Midlands Local Enterprise Partnership) March 2014	<p><i>Vision:</i></p> <p>To reinforce and develop the South East Midlands as one of the most innovative, successful and high performing economies in England by 2020. SEMLEP will deliver 86,700 new homes and 111,200 new jobs accommodating an increase in population of 151,400. As a result, by 2020/21 GVA is estimated to increase by £10.8bn above the current level of £38.6bn. SEMLEP commits to deliver economic development by demonstrating clear leadership and a collaborative approach to enable substantive private sector-led growth and capture major inward investment. The partnership will create the right environment for new and existing businesses as well as social enterprises to grow and prosper within caring, attractive and sustainable communities.</p> <p>It states 'We measure our success in terms of the quality of life for our communities, quantified by the new jobs and homes created, improvements in workforce skills and level of institutional investment. Partnership working is at the heart of our vision for accelerating economic growth in the South East Midlands. Building on strong foundations, we work and engage with the business community, our local authority partners, the voluntary and community sector, further and higher education institutions, business and governmental networks and our overlapping and neighbouring LEPs'.</p>	The Local Plan should be generally consistent with the SEP.
Cherwell Tourism Development Study (The Tourism Company) August 2008	The study looks at the future development of tourism in the district. Although not a high profile visitor destination, Cherwell is extremely accessible and within easy reach of a number of visitor destinations. The aim of this report is to advise on realistic aims for the district in terms of tourism development over the coming years.	The Local Plan should be informed by the findings of this document
Cherwell Economic Development Strategy 2011 - 2016	<p>The strategy sets out a number of Targets with indicators to measure their implementation. The main issues/targets are</p> <ul style="list-style-type: none"> • Job creation • Reduce differential between wage rates between Cherwell and the SE as a whole • Reduce number of people with no qualifications • Reduce disparity between the lowest and highest Indices of Multiple Deprivation • Increase the number of young people in business and entrepreneurship projects • Increase the density of employment at key sites • Economic diversity-limit the proportion of people working in any one sector of the economy • A knowledge economy • low carbon economy • increase role of the community sector significant population growth 	The Local Plan should consider the aims of this strategy and ensure that development proposals encourage economic development.

Eco Bicester – One Shared Vision (2010)	Joint vision statement for Bicester made by the District Council, Oxfordshire County Council, Bicester Town Council, the Homes and Communities Agency, Bicester Vision and the Environment Agency (members of the Strategic Delivery Board). The shared vision seeks to apply eco-development standards beyond the NW Bicester eco-development to the wider town and was prepared to guide and inform the SDB's work.	The Local Plan should be informed by the One Shared Vision.
Rural		
Cherwell Rural Strategy 2009-2014 (April 2009)	<p>The Rural Strategy was published on 01 April 2009. The objectives and aims in the main document cover the period 2009 - 2014.</p> <p>The strategy is divided into five main themes which are further divided into objectives:</p> <p>Theme A: Improve Rural Services and Facilities, Retain & Improve Rural Services, Retain & Improve Village Facilities, Maintain & Improve Rural Transport</p> <p>Theme B: Develop Thriving, Inclusive Rural Communities: Support Parish Councils and Parish Democracy, Encourage Parish Planning & Community Engagement, Develop Recreational & Cultural Activities, Promote Health & Wellbeing, Improve Community Safety</p> <p>Theme C: Provide Village Homes and Secure Village Infrastructure: Provide Good Quality, Affordable Rural Homes, Ensure Effective Infrastructure and Utility Services</p> <p>Theme D: Support a Sustainable Rural Economy Support rural jobs and businesses, Encourage tourism that supports the local economy and communities</p> <p>Theme E: Protect, Enhance and Increase Enjoyment of the Rural Environment: Protect & Enhance Biodiversity, Preserve & Enhance The Landscape & Rural Built Environment, Promote enjoyment & understanding of the countryside</p>	The Local Plan should reflect the issues identified in the Rural Strategy.
Design & conservation		
Design and conservation strategy for Cherwell 2012-2015	The conservation strategy aims to protect local heritage assets and promote high quality urban design. Development must benefit communities without swamping local services through new build. Development should also seek to regenerate run down areas where heritage, local distinctiveness and sense of place are drivers for change.	The local plan should consider the guidance within the strategy and seek to ensure that the Local Plan supports its aims and objectives.
Landscape		
Cotswold AONB Management Plan	<p>This updates the Management Plan for the Cotswolds AONB and identifies three interrelated functions:</p> <ul style="list-style-type: none"> It is the statutory plan which sets out policies for the management of the AONB and for carrying 	The Local Plan should seek to conserve and enhance the

2013-2018: Cotswold Conservation Board 2013	<p>out the Board's functions in relation to it</p> <ul style="list-style-type: none"> • It informs public bodies how they can demonstrate compliance with the statutory duty to "have regard to" the purpose of designation of the AONB when undertaking their functions • It guides the engagement of public bodies, landowners, businesses and individuals in the management of the AONB <p>The Plan indicates that the Board will seek formal recognition of the Plan as a material consideration in Local Plans.</p>	Cotswold AONB reflecting the guidance in the Management Plan.
Oxfordshire Historic Landscape Character Assessment	<p>The Oxfordshire Historic Landscape Character Assessment (HLC) is being undertaken by English Heritage and Oxfordshire County Council. The Assessment will provide a broad view of the Historic Landscape Character of Oxfordshire. The end product will describe the present day landscape Character, whilst also describing the historic process that formed this character; mapping change in the landscape through time and providing a landscape context for heritage assets across the county. There are several applications for the HLC project results, the key one being use in District and County planning functions; including local planning policy, transport planning, development management, and community planning.</p> <p>The county wide assessment is expected to be published in May 2016.</p>	The Local Plan should consider the findings of the assessment to help inform the plans policies and site options.
Community		
Improving the health of Oxfordshire: Oxfordshire Clinical Commissioning Group Overview of our Strategic Direction Final draft for engagement (Nov. 2013)	<p>This document provides an overview of the approach to tackle the challenges and achieve a vision of a healthier Oxfordshire. It is consistent with the issues and themes in the NHS England publication "A Call to Action"¹ which describes the challenges faced by the NHS as a whole. The purpose of this document is to enable a discussion with partners about the proposed approach and to seek ideas and views. A five year plan for the CCG is now being developed, based on the themes set out in this document.</p> <p>The document's vision is "<i>Creating a healthier Oxfordshire: Our vision is that by working together we will have a healthier population, with fewer inequalities, and health services that are high quality, cost effective and sustainable.</i>"</p>	The Local Plan should respond to this vision
Recreation		
Cherwell Recreation Strategy 2007-2012	<p>The purpose of this document is to give strategic direction for delivering Leisure Services and establish how this will contribute to the corporate priorities for Cherwell District Council over the next five years. The vision for the strategy is;</p> <p>To make Cherwell a place where recreation is central to peoples living and where opportunities for participation embrace the heritage of the area, celebrate local tradition and foster a modern healthy lifestyle.</p>	The Local Plan should have regard to this strategy.
Waste & Minerals		

Oxfordshire Minerals and Waste Plan Minerals and Waste Core Strategy Consultation Draft February 2014	This core strategy provides the planning strategies and policies for mineral development and provision for waste management facilities until 2030. It outlines policies to guide minerals and waste development and address development management issues relevant to minerals and waste.	The Local Plan should consider the policies and guidance of the strategy. It should seek to avoid unnecessary sterilisation of minerals resources
Adopted Minerals and Waste Plan, Oxfordshire County Council (July 1996)	Seek an acceptable and sustainable balance between society's need for minerals and the need to conserve resources and protect the environment. Seeks the safe and economic treatment and disposal of waste and encourage the re-use and recycling of materials.	The Local Plan should take account of these objectives
Warwickshire County Council Waste Core Strategy, adopted 2013 Warwickshire County Council Minerals Core Strategy, Revised Spatial Options consultation, 2009	Intend to implement the principles of the waste hierarchy in delivering sustainable waste management infrastructure in the county. Plan for minerals and waste related development in Warwickshire. The minerals Core Strategy consultation document provides Spatial Options for Minerals Development in the county. The emerging strategy seeks to outline the desirable development principles whereby sustainable mineral development could take place.	The Local Plan should take account of these objectives
Northamptonshire County Council Locations for Minerals Development, adopted in 2011 Northamptonshire County Council Locations for Waste Development, adopted in 2011	Seek to ensure the provision of an adequate and steady supply of minerals and the development of a sustainable waste management network.	The Local Plan should take account of these objectives

Northamptonshire County Council Minerals and Waste Core Strategy, adopted in 2010		
Buckinghamshire County Council Minerals and Waste Core Strategy, adopted in 2012	Plans for mineral sites and a network of waste management facilities to support existing needs and the various levels of planned growth in different parts of Buckinghamshire in ways that contribute to the efficiency of the county's transport infrastructure.	The Local Plan should take account of these objectives
West Northamptonshire Joint Core Strategy Local Plan (Part 1) including Proposed Main Modifications (January 2014) South Northamptonshire Local Plan, adopted in 2007	Plans for development in South Northamptonshire to 2030. Housing and employment growth is planned in the district immediately surrounding Cherwell.	The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.
Stratford-on-Avon District Local Plan Review 1996-2011, adopted in 2006 Stratford-on-Avon Draft Core Strategy Proposed Submission, June 2014	Plans for development in Stratford - on - Avon to 2031. Housing and employment growth is planned in the district immediately surrounding Cherwell.	The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.

<p>Aylesbury Vale District Local Plan, adopted in 2004</p> <p>Aylesbury Vale Local Plan, 2014</p> <p>Scoping (Regulation 18) Consultation (April-May 2014)</p>	<p>Plans for development in Aylesbury Vale to 2031. Housing and employment growth is planned in the district immediately surrounding Cherwell.</p>	<p>The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.</p>
<p>South Oxfordshire Core Strategy 2027, adopted in 2012</p>	<p>Plans for development in South Oxfordshire to 2027. Housing and employment growth is planned in the district immediately surrounding Cherwell.</p>	<p>The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.</p>
<p>Oxford Core Strategy 2026, adopted in 2011</p> <p>West End AAP Adopted 30th June 2008</p> <p>Barton Area Action Plan adopted 2012</p> <p>Sites and Housing Plan Adopted 18th February 2013</p> <p>Northern Gateway Area Action Plan Proposed Submission (published July 2014)</p> <p>Saved Policies of the Oxford Local Plan 2001-2016</p>	<p>The Core Strategy plans for development in Oxford City to 2026. The AAP guides the development of the Northern Gateway site already allocated in the Core Strategy.</p> <p>Housing and employment growth is planned in the city immediately surrounding Cherwell.</p>	<p>The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.</p>

Adopted 11th November 2005		
West Oxfordshire Draft Local Plan October 2012 West Oxfordshire Local Plan 2011, adopted in 2006	Plans for development in West Oxfordshire to 2029. Housing and employment growth is planned in the district immediately surrounding Cherwell.	The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.
Vale of the White Horse Local Plan 2031 Part 1 Strategic Sites and Policies, February 2014 Vale of White Horse Local Plan 2011, adopted in 2006	Plans for development in Vale of the White Horse to 2031. Housing and employment growth is planned in the district immediately surrounding Cherwell.	The Local Plan should take into account cumulative effect of housing and economic growth within the neighbouring districts.

Appendix 3

Updated baseline information

Sustainability baseline data update, 2014

This table updates the sustainability baseline/issues/characteristics of the area contained within Table 5.1 of the Submission Sustainability Appraisal, December 2013 to inform the preparation of the Addendum Sustainability Appraisal of the Local Plan Main Modifications. Additional updates have been made to address the consultation responses received on the SA Addendum Scoping Report (as described in Appendix 1 above).

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
Housing		
1.	Mean house prices in Cherwell in Q3 of 2011 were £266,826 (<i>Provisional figures from mean house prices based on Land Registry data, by district, from 1996 from CLG website</i>)	<ul style="list-style-type: none"> House prices have fallen nationally, regionally and locally over the period (2011 to 2012). Housing completions were slow during the economic downturn. However, monitoring data in the AMR, 2013 & Housing Land Supply Update June 2014 show an increase in housing completions when compared to recent years. Given past trends under difficult economic conditions, the evolution without the plan with regards to housing completions is uncertain. Latest AMR figures indicate and increase in housing completions although these have not reached pre-recession levels. Housing affordability will remain a significant issue in the absence of action taken in the Local Plan.
2.	In the same period, the mean house price in Oxfordshire was £325,947, the South East £290,686 and England £245,426. Average house prices in Oxfordshire fell by 0.3% between December 2011 and December 2010. (<i>House Prices Index Report Dec. 2011, Land Registry, Jan 2012</i>)	
3.	On October 2013, the average housing price in Cherwell was £264,100 compared to a regional average of £314,300 and £356,963 in Oxford, £306,993 in West Oxfordshire, £306,346 in Vale of White Horse, and £398,313 in South Oxfordshire (<i>Cherwell Quarterly Housing Report, October 2013</i>).	
4.	The median house price in Cherwell in Q3 of 2011 was £220,500. In the same period median house prices in Oxfordshire was £250,000, the South East £228,000 and England £184,995. (<i>Provisional figures from CLG live housing tables, extract from table 582, Housing market</i>)	
5.	Median Houses Prices in Q3 2012 were £190,000 in England, £250,000 in Oxfordshire and £216,500 in Cherwell (the lowest in the county). Median house prices in Cherwell increased by 8.3% from 2008 - 2012 (<i>SHMA, 2014, Table 7</i>).	
6.	There is an Oxford-focused Housing Market Area which extends across much of Oxfordshire, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area. It is thus the appropriate geographical scale to take forward sub-regional joint working on an SHMA (<i>SHMA, 2014, para' 1.26</i>).	
7.	Oxfordshire is a relatively cohesive housing market area. In particular, the vast majority of house moves are made within the County boundary, and Oxford acts as an employment and retail focus for a significant proportion of the population. There is minimal cross-boundary movement, in terms of relocation or commuting. It is therefore appropriate to assess housing market conditions within the context of this housing market area (<i>SHMA, 2007</i>).	
8.	Cherwell Total Housing Stock in 2011 = 60,420. Oxford = 58,330; South Oxfordshire = 56,370; Vale of White Horse = 50,980; West Oxfordshire = 45,990 (<i>SHMA, 2014, Table 2</i>).	
9.	Cherwell Total Households in 2011 = 56,728. 69.3% Owned; 0.8% Shared Ownership; 12.1 % Social Rented; 16.2% Private Rented; 1.6% Other. Owner occupation has fallen (in both absolute and relative	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
	terms in Cherwell over 2001-2011 (<i>SHMA, 2014, Tables 4 & 5, para' 2.9</i>).	
10.	The private rented sector was a key growth sector in the housing market across England during the 2001-11 decade. The number of households living in the Private Rented Sector between 2001-11 has increased by 37% across the Oxfordshire HMA compared to a 57% increase across the South East region and 63% nationally. The strongest growth has been in Cherwell (56% growth) (<i>SHMA, 2014, para' 2.10</i>).	
11.	At 2011, Cherwell has a high proportion of 3 bed properties (44%) when compared to the regional average and a greater focus towards 'mid market' housing. Vale of White Horse, South Oxfordshire and West Oxfordshire all have a high proportion of 4+ bed dwellings and a stock geared towards larger (and higher value) family homes (<i>SHMA, 2014, para' 2.21-2.22</i>).	
12.	The proportion of detached housing is particularly high in South Oxfordshire, the Vale of White Horse and West Oxfordshire, in all cases representing over a third of the housing stock. Cherwell in contrast has a higher proportion of semi-detached stock (<i>SHMA, 2014, para' 2.16</i>).	
13.	In relative terms, across Oxfordshire, house prices (and thus relative demand for market housing) is more modest in Cherwell District (<i>SHMA, 2014, para' 3.36</i>).	
14.	SHMA analysis for Oxfordshire points to relatively weaker prices for flatted accommodation in Cherwell and West Oxfordshire, suggesting a more limited flatted market in these areas. In these authorities, Banbury (Cherwell) and Chipping Norton (West Oxfordshire) are the only areas where more than 15% of the housing stock is flatted (<i>SHMA, 2014, para' 3.37</i>).	
15.	Across most parts of the SHMA, private rents are above the South East average across property types. The exceptions to this are properties in Cherwell (which are below average for rooms, 2-bed and 4+ bed properties, and similar for other property sizes), and 4+ bed properties to rent in West Oxfordshire (<i>SHMA, 2014, para' 3.51</i>).	
16.	In 2011/2012 there were 356 net housing completions in Cherwell. In 2012/13, there were 340. In 2013/14 there were 410 (AMR, 2013 & Housing Land Supply Update June 2014). Average completions from 1996 to 2011 were, on average, 577 completions per annum (<i>AMR, 2014, Table 9</i>).	
17.	Housing market signals indicate that Oxfordshire is a relatively high value market. They indicate strong house price growth over the pre-recession decade; and suggest that has been more resilient and is recovering more quickly than other parts of the region (and England more widely). In relative terms the analysis suggests that the strongest demand pressures are in Oxford; followed by the south of the county (Vale of White Horse and South Oxfordshire). In relative terms, the market signals suggest that there is less market pressure in Cherwell District (<i>SHMA, 2014, para' 3.102</i>).	
18.	The most recent assessment of affordable housing need indicates a need for 407 affordable homes per annum from 2011 to 2031 (<i>SHMA, 2014, Table 54</i>).	
19.	The most recent assessment of overall housing need for Cherwell, suggests a total need of between 1090 and 1190 dwellings per annum from 2011 to 2031, with a mid-point of 1140 (<i>SHMA, 2014, Table 90</i>).	
20.	In October 2013, averages prices in Cherwell were: for a 1 bedroom flat - £110,500; for a 2 bedroom flat -	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
	£152,400; for a 2 bedroom house £184,000; for a 3 bedroom house - £236,300; for a 4 bedroom house - £358,800 (<i>Cherwell Quarterly Housing Report, October 2013</i>).	
21.	Banbury average property price = £189,640; Bicester average property price = £233,747; Kidlington average property price = £243,193 (<i>Cherwell Quarterly Housing Report, October 2013</i>).	
22.	The house price to earnings ratio in Cherwell (District) is currently 8.1:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. Affordability in Cherwell (District) based on household disposable incomes is 6:1, compared to a regional ratio of 7.2:1. (<i>Cherwell Quarterly Housing Report, September 2012</i>).	
23.	The house price to earnings ratio in Cherwell in October 2013 was 7.9:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the previous 12 months. Affordability in Cherwell based on household disposable incomes was 7:1, compared to a regional ratio of 7.3:1 (<i>Cherwell Quarterly Housing Report, October 2013</i>).	
24.	Properties in Cherwell take on average 5.2 weeks to sell, compared to the regional average of 6.2 weeks (<i>Cherwell Quarterly Housing Report, October 2013</i>).	
25.	Cherwell's five year supply of deliverable housing sites has fluctuated in recent years as a result of changes to supply, planning appeal decisions, and new housing evidence. In June 2014, the Council published an update showing that the district had a 3.4 year supply of deliverable housing sites for the period 2014-19, based on the objective assessment of need included in the SHMA 2014.	
26.	The 2013 AMR (Table 12) shows that the supply of authorised Gypsy and Traveller pitches has increased from 48 in 2006 to 72 in 2013. It also shows that the district has a 7.5 year supply of deliverable sites for the period 2014-19.	
27.	The Count of Traveller Caravans (January 2014) showed that Cherwell had a total of 122 Gypsy / Traveller caravans in the District. This compares to 123, 126, 104 and 109 for the previous four counts from January 2012 onwards (Count of Traveller caravans: January 2014, England, <i>Table 1, CLG - https://www.gov.uk/government/publications/traveller-caravan-count-january-2014</i>).	
28.	The 2013 AMR (Table 15) shows that the supply of authorised Travelling Showpeople plots has remained constant at 14 from 2008 to 2013. It also shows that the district has no supply of deliverable sites for the period 2014-19.	
29.	In 2011, Cherwell had 29 Travelling Showpeople caravans in the district. In 2012, it had, 23. In 2013 it had 25. In 2014 it had 24.	
30.	The 2013 AMR, shows that from 2006 to 2013 there were 896 net affordable housing completions, an average of 128 per annum.	
31.	Cherwell has a 'younger' stock of private sector housing than the national average. According to the Council's 2009 Private Sector house condition survey, 79% of private properties were constructed later than 1944 compared with 56% across England (<i>Living in Cherwell, 2010</i>).	
32.	Cherwell's 'usual resident' population in 2011 was 141,868. There were 59,018 dwellings (ONS).	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
Climate Change and Flood Risk		
33.	Flood zones are shown on Maps 6 and 7. The predominant risk of flooding is from rivers and watercourses. In general, the fluvial flood risk is high with large extensive floodplains a feature of the landscape (<i>Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment including Minerals and Waste Site Allocations, April 2009</i>).	<ul style="list-style-type: none"> Global temperature has risen by about 0.6 degrees over the last 100 years. The UK climate has also changed over the last 100 years with the central England temperature having risen by almost 1 degree, average sea level rising by 1mm a year and winters across the UK getting wetter and warmer (UK climate change scenarios). These trends can be expected to continue at least in the medium term based on the response of the climate system to past emissions. Over the next 50 -80 years Oxfordshire is expected to experience warmer, drier summers; milder, wetter winters; and more frequent extremes of temperature and rainfall. In detail, the climate experience by Oxfordshire in the 2050s is predicted to be as follows: Summer average daily maximum temperatures in the 2050s are likely to be 22-27oC (this represents a rise of approximately 2-7oC from the baseline period) Winter average temperatures for the same time period and emissions scenario will be 7-10oC (a likely increase of approximately 1-4oC) The likely change in summer average rainfall ranges from a 12% increase through to a 40% decrease (this shows the difficulty of preparing
34.	Climate change will have a number of effects in the region including effects on temperature and fluvial flooding. This could particularly affect the urban areas of Banbury, Bicester, Bloxham, Kidlington and Yarnton which are potentially affected by fluvial flooding. Kidlington and Banbury are served by flood defences.	
35.	Flooding caused by surface water flow or as a result of sudden intense downpours has led to wide scale flooding of varying degrees across Cherwell. The following areas in Cherwell are at a greater risk of groundwater flooding: The base of Crouch Hill in Banbury, Upper Heyford, Kidlington, Bodicote, Hook Norton, Steeple Aston and Mollington.	
36.	The Environment Agency identify areas along the corridors of all the streams, brooks and rivers in and around Bicester as falling within flood zones 2 and 3. The corridor of Langford Brook is indicated as having the largest area associated with it at risk of flooding, particularly as it flows through the southern part of Bicester. The confluence with Gagle Brook is low lying and has a very large area of associated flood risk, as does low lying land to the south east of Launton in the vicinity of further tributaries of the River Ray. The area of flood risk associated with the River Ray itself is also substantial and runs along the southern boundary of the study area (<i>LDA Design, Bicester Environmental Baseline Report Sept. 2013</i>).	
37.	Areas of low lying land around the River Cherwell, notably to the north east and south west of Banbury are classified within flood zones 2 and 3. The Sor Brook, Bloxham Brook and Hanwell Brook are also subject to flooding although their flood plains are more constrained than that of the River Cherwell (<i>LDA Design, Banbury Environmental Baseline Report, Sept. 2013</i>).	
38.	Sewer flooding has not been identified as a particular issue in any settlements in Cherwell in the SFRA 1. Limited sewer capacity has been identified as a potential issue for Bicester. The Level 2 SFRA provides an assessment of strategic sites at Bicester and Banbury with site-specific maps and recommendations (<i>Cherwell District Council Strategic Flood Risk Assessment (Level 2) March 2012, SFRA (Level 2) Additional Sites Addendum September 2012 and Canalside SFRA Level 2 Oct.2012</i>).	
39.	Climate change adaptation is an important issue as the climate for the next 30-40 years is now set. Effects on physical infrastructure, health, energy demands and demands for outdoor recreation all need consideration.	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
40.	Groundwater Vulnerability (GWV) data and permeability data was collected and mapped as part of the SFRA 1 in order to identify areas suitable for different Sustainable Drainage Systems (SuDS) techniques. Level 2 SFRA provided policy and site-specific recommendations.	<p>for the range of changes to Oxfordshire's climate that we might see) Average rainfall in winter is likely to increase by between 3% and 37% (<i>Oxfordshire County Council</i> http://www.oxfordshire.gov.uk/cms/content/climate-change-oxfordshire accessed on 08/02/12) These changes in our climate could lead to reduced air quality and higher levels of ozone.</p> <ul style="list-style-type: none"> As a result of wetter and warmer winters, an increase in large fluvial flood events is likely to affect the larger rivers and watercourses in the district. More frequent extreme rainfall events are likely to lead to a greater storm intensity and duration. This is likely to lead to a great deal more runoff causing surface water flooding and overwhelming of the urban sewer networks in particular. The use of SuDS will be more important to counteract this increase in runoff in local areas.
Population and Human Health		
41.	Since the district was formed in 1974 the population has increased significantly. Table 23 in the SA Scoping Report (December 2005) shows that the rate of growth in Cherwell between 1991 and 2001 was significant at some 12%. According to the 2001 census the population of Cherwell was 131,785 and in 2011 it was 141,868.	<ul style="list-style-type: none"> Population projections suggest that in the future there will be more single-person and older households. Most of the increase in population is concentrated with the over 55 age group. There will be a significant increase in the age group aged over 65 which could put pressure on health care services and affect the available local workforce for employers. Some people in this group will require specialist housing including housing that enables the elderly to stay in the house they already inhabit for longer. One of the reasons
42.	2011 census data showed that in 2011, 92% of the Cherwell population was White. No other group represents more than 1.8% of the population.	
43.	The rate of population growth in Cherwell between 1981 and 2011 was over 30%, having grown by 32,700 people (<i>Oxfordshire District Data Analysis Service ONS, Mid Year Population estimates and 2011 Census</i>). The 10 year change from 2001 to 2011 was +8%. The change in people aged 75 and over between 2001 and 2011 was +21%. The change in people aged 0-9 in the same period was 3%.	
44.	The number of communal established residents in Cherwell was 3,000 accounting for 2.1% of its population in 2011.	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
45.	Disability free life expectancy at age 65 for Cherwell in 2007-09 was 11.9 years for men and 11.4 years for women. Disability free years for men is 65% of life expectancy and 53% for women (<i>Oxfordshire District Data Analysis Service Life Expectancy (September 2012) Source: Life expectancy and disability-free life expectancy at 65 years (2007-09), Office for National Statistics</i>).	<p>for the increase in the older population is increasing life expectancy.</p> <ul style="list-style-type: none"> • The projections also show that the average household size (the number of people per household) in Cherwell will reduce from 2.3 in 2006 to 2.1 in 2026. • Deprivation particularly in Banbury is likely to remain a problem especially in light of the recent recession. • Life expectancy is expected to increase and this might have implications on housing demand and demand for different types / tenure of housing. • Rates of obesity, levels of activity and healthy diets are likely to continue to compare poorly with the rest of Oxfordshire.
46.	In 2008/09 the number of overseas nationals registering for National Insurance numbers in Cherwell fell for the second consecutive year following an upward trend in the previous 5 years.	
47.	According to the Child Well-Being index, Cherwell is ranked 140 out of 354 Local Authorities – well below other rural districts in Oxfordshire.	
48.	Within Cherwell district, the most deprived areas for Child Well-Being are in urban Banbury.	
49.	The individual Environment domain of the Child Well-Being Index highlights deprivation in rural areas. The Environment Domain captures aspects of the environment that affect children's physical well-being (health, exercise and safe, independent mobility). Indicators of the potential of the natural environment to provide children with play spaces that enhance their personal, cognitive and social development are incorporated.	
50.	In the six years from Nov 2003 to Nov 2009, the number of people claiming pension credit guarantee in Cherwell district increased to 1,180, up by 44%. This rate of change is above that of Oxford City and just below other rural districts.	
51.	Oxfordshire's 10 most deprived areas on the Income Deprivation Affecting Older People Index includes 4 areas of Banbury.	
52.	Model-based estimates of lifestyles data from the Office for National Statistics indicate that Cherwell district had the highest level of adult obesity and the lowest consumption of fruit and vegetables by adults in Oxfordshire.	
53.	In 2008/9 Sport England's Active People Survey showed that the proportion of Cherwell residents participating in sport and active recreation was at 15.9%-, below Oxfordshire's other districts and below the regional (17.1%) and national (16.6%) averages.	
54.	Sport England's Active People Survey (2010/11) shows that the proportion of Cherwell residents participating in sport and active recreation was at 22.8%, (not a statistically significant change from 2005/06 data) and ranked 145 out of 325 Local Authority areas. This was below Oxfordshire's other districts.	
55.	Pool supply in the District as a whole slightly exceeded demand in 2013, but demand will exceed supply by 2031. 93% of demand is currently met in accessibility terms. Pool facilities were 70% utilised in 2013 (<i>Strategic Assessment of need for Pools Provision in Cherwell: Sport England 2013</i>). In terms of Artificial Grass Pitches (ATPs) demand exceeded supply for football use in 2013, with facilities 100% utilised. Supply exceeded demand for hockey use, with facilities between 45% and 65% utilised. There were no	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
	3G football facilities in Cherwell District, the recommended playing surface for football (<i>Strategic Assessment of need for AGPs Provision in Cherwell: Sport England 2013</i>). 94% of demand for sports hall provision was met in 2013(<i>Strategic Assessment of need for Halls Provision in Cherwell: Sport England 2013</i>).	
56.	Rates of claimants of health-related benefits in Cherwell are above the average for Oxfordshire county but below the South East average with the exception of Attendance Allowance which is above the county and regional average.	
57.	Between 2008 and 2009 the total number of road accidents in Cherwell district increased from 449 to 599 (up by 150, +33%), however the number of fatal accidents halved from 8 in 2008 to 4 in 2009.	
58.	There were 1,652 road traffic accidents in Oxfordshire in 2010, 97 of which were on the motorway, 786 were on A roads and 769 were on minor roads. 40 of the accidents in 2010 were fatal. There were 395 reported killed and seriously injured casualties due to road traffic accidents on Oxfordshire roads in 2010. This represents a reduction of 27% on the 1994-1998 average (<i>Department for Transport Statistics http://www.dft.gov.uk/statistics/releases/road-accidents-and-safety-annual-report-2010/</i>).	
59.	People providing unpaid care in Cherwell rose from 87 per 1,000 population in 2001 to 94 per 1,000 population in 2011. Those providing 20 hours or more of unpaid care over the same period rose from 23 to 29 per 1,000 population (<i>District Data Analysis Service, Census 2011 Key statistics and Quick statistics (21st December 2012 Data Source: ONS Census 2001 Table KS008 and ONS Census 2011 Table KS301)</i>)	
60.	According to the 2001 Census, 27% of people with a limiting long term illness (LLTI) in Cherwell were without access to a car/van. This was above the rates in other rural districts but below the county, national and regional rates.	
61.	The number of people in Cherwell with a limiting long term illness rose from 13.3% to 14.1% between 2001 and 2011 (<i>District Data Analysis Service, Census 2011 Key statistics and Quick statistics (21st December 2012) Data Source: ONS Census 2001 Table KS008 and ONS Census 2011 Table KS301</i>).	
Crime		
62.	Cherwell continues to be a relatively safe place to live. Rates of crime fell (-6.0%) in 2011/12 compared with the previous year and remain below the Thames Valley average (<i>Thames Valley Police, Summary of Notifiable Offences in Cherwell: 1st April 2012 - 31st December 2012 http://www.thamesvalley.police.uk/cherwell_crime_summary_2012-may.pdf (visited 1/02/13)</i>).	<ul style="list-style-type: none"> • Crime levels in Cherwell are likely to continue to decrease or remain stable.
63.	The trend data shows a decline in some crime types and an increase in others (<i>Living in Cherwell (July,</i>	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
	2010)). Crime generally continued to show a falling trend between 2010 and 2012. Drug offences continued to show rises from 2010 levels. Public disorder offences rose by 75.5% in 2012 compared to 2011.	
64.	Between 2003/04 and 2009/10 there was a significant fall in burglary, criminal damage and offences against vehicles. In the period 2010 to 2012 burglary offences continued to decline significantly (-21.9%), whilst vehicle crime showed modest reductions (<i>Thames Valley Police, Summary of Notifiable Offences in Cherwell: 1st April 2012 - 31st December 2012</i> http://www.thamesvalley.police.uk/cherwell_crime_summary_2012-may.pdf (visited 1/02/13)).	
65.	A breakdown of offences for all crimes recorded in Cherwell shows the largest category is "other stealing" (excluding blackmail) followed by "criminal damage" then "shoplifting" (<i>Thames Valley Police, Summary of Notifiable Offences in Cherwell: 1st April 2012 - 31st December 2012</i> http://www.thamesvalley.police.uk/cherwell_crime_summary_2012-may.pdf (visited 1/2/13)).	
66	Figures from Thames Valley Police show that they are failing to meet target detection rates for Serious Acquisitive Crime (<i>Thames Valley Police Summary of Notifiable Offences in Cherwell 1st April 2011 to 31st December 2011</i>).	
67.	Of the 299 crimes and Anti-Social Behaviour (ASB) incidents recorded in Banbury during December 2011, 74 were ASB (http://www.police.uk/crime/?q=Banbury, Oxfordshire, UK#crimetypes/2011-12 Accessed on 08/02/12).	
68.	In Cherwell, recorded incidents of 'violence against the person' (with and without injury) fell by over 20% from 1,063 in 2011 to 844 in 2012 (<i>Thames Valley Police, Summary of Notifiable Offences in Cherwell: 1st April 2012 - 31st December 2012</i> http://www.thamesvalley.police.uk/cherwell_crime_summary_2012-may.pdf (visited 1/02/13)).	
Communities		
69.	The Key Driver analysis of overall satisfaction with Cherwell Council continues to find quality of life and environmental services key influences on overall perceptions.	<ul style="list-style-type: none"> The actions within the Green Space Strategy may not be realised without the policies within the Local Plan and deficiencies in open space may continue to exist and be exacerbated by pollution increase.
70.	Over three-quarters (77%) of Cherwell residents satisfied with the way parks and play areas are looked after by the Council, which is a significant increase compared with 2011.	
71.	The percentage of people satisfied with the services provided by Cherwell District council rose significantly in 2012 to 75%. This is the highest rating of satisfaction recorded since the survey began (<i>Cherwell</i>	

Sustainability baseline data summary		Evolution without the Plan
Sustainability baseline / issues / characteristics of the area		
	<i>District Council Annual Satisfaction Survey Topline Report 2012).</i>	<ul style="list-style-type: none"> The community at Heyford Park will continue to be isolated in terms of services and resources without planning intervention.
72.	In 2012, 42% of resident were satisfied or very satisfied with the Council's approach to dealing with anti-social behaviour and nuisance and towards dealing with environmental crime (<i>Cherwell District Council Annual Satisfaction Survey Topline Report 2012</i>). The Council's approach to dealing with anti-social behaviour was still an influence on overall satisfaction but not as high as it was in 2011.	
73.	People in Cherwell identify with the urban or rural settlements where they live but not strongly with Cherwell as a district. Some residents have strong relationships with places outside Cherwell, for example those who commute to other towns for work, shopping or to access services such as health services in Oxford. Because of its geographical position on the northern-most edge of the district, county and region, Banbury recognises the concept 'Banburyshire' and the inter-dependence of cross county and district. Kidlington is keen to retain its village identity and, in common with Bicester, wants to improve its image and demonstrate less reliance on Oxford (<i>Our District, Our Future (February 2010) Cherwell Local Strategic Partnership</i>).	
74.	Complaints received by Cherwell District Council Environmental Health department relating to noise are connected with a range of sources, such as domestic premises, parties, chickens, dogs and they are randomly distributed across the district. Very few complaints relating to noise are received in connection with the airport at Kidlington. There are no trends identified in relation to the noise complaints received by Cherwell District Council Environmental Health department.	
75.	<p>The following data comes from the Cherwell Green Spaces Strategy 2008-2016 and the Background Document (July 2008):</p> <p>Banbury: identified deficiencies in natural and semi-natural greenspace (1.34ha), younger children's play (19.51ha), older children's play (2.76ha), 3 tennis courts and 6.12ha of allotments. Action plan includes developing community woodland as part of the Bankside development and providing 6.1ha of allotment space, with priority provision in Calthorpe ward.</p> <p>Bicester: identified deficiencies in parks and gardens (10.90ha), amenity green space (4.60ha), younger children's play (13.67ha), older children's play (2.18ha), 1 multi-use games area, 1 tennis court, 1 bowling green, 1 golf course and 539ha of allotments. Action plan includes developing an 'urban edge' park totalling at least 10.9ha around the outskirts of the town(including land designated along Skimmingdish Lane) and 4.6ha of amenity greenspace (including land designated to the north of Gavray Drive).</p> <p>Also to provide 5.4ha of allotment space, with priority provision in North and West ward (Skimmingdish Lane) and to encourage a club/commercial operator to provide one additional golf course in the Chesterton area.</p>	
76.	Rural North: deficiencies are identified in natural and semi-natural greenspace (48.12ha), amenity	

Sustainability baseline data summary		
Sustainability baseline / issues / characteristics of the area		Evolution without the Plan
	greenspace (4.08ha), younger children's play (9.24ha), older children's play (1.70ha). Action plan includes negotiating public access agreements to privately owned natural/semi- natural green space, to meet shortfalls in Adderbury, Bloxham and Bodicote, Cropredy, Hook Norton and Sibford wards. Also to develop 4.1ha of amenity greenspace, with priority provision in Adderbury, Bloxham and Bodicote, Cropredy and Wroxton wards.	
77.	Rural Central: deficiencies identified in younger children's play (6.45ha) and older children's play (1.41ha). Action plan states that deficiencies to be met through a combination of new equipped play areas and additional play opportunities using other appropriate forms of existing green space.	
78.	Rural South: identified deficiencies in natural and semi-natural greenspace (8.56ha), amenity greenspace (3.52ha), younger children's play (7.67ha), older children's play (1.17ha), 2 multi- use games areas, and 3 tennis courts.	
79.	Kidlington: identified deficiencies in parks and gardens (6.59ha), amenity greenspace (2.12ha), younger children's play (7.73ha), older children's play (2.23ha), 1 multi-use games area, 2 tennis courts, and 1.05ha of allotments. Action plan includes developing a park in the vicinity of Exeter Hall (with 2 tennis courts at Exeter Hall) with additional provision on the northern outskirts of the town and to achieve 'Green Flag' designation by 2015.	
80.	The development of Heyford Park, a former American airbase into an area of temporary housing accommodating 900 people has led to a new community (where groups have been active in developing community facilities) but which is quite isolated in terms of services and resources and a 'community in waiting' as development decisions have been changed and delayed.	
81.	According to the National Survey of Local Shopping Patterns 2004, Banbury was the main shopping destination for people in Cherwell for comparison goods (clothes, shoes etc.) and the second most popular destination in Oxfordshire after Oxford City. This wide catchment of the shopping centre in Banbury is likely to influence the provision of local shops in rural areas of the district.	
82.	Cherwell ranked very poorly on a national measure of geographical accessibility of services (Index of deprivation 2007 and 2010).	
83.	The Banbury Movement Study (February 2013) notes that access to key services varies across Banbury, which can influence individuals travel choices. It looked at accessibility across Banbury using 5 minute walking catchments for a number of main destinations, including: Food-stores, Schools (primary and secondary), Doctors Surgeries / Health Centres, Bus and Rail Stations, and the Town Centre.	

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84.	This study indicates that there is a cluster of local facilities and other key destinations around the town centre, including both the bus and rail station, whilst the spread of other local facilities is less balanced, with secondary school provision in particular focused on the western side of the town. There is also a gap in terms of local supermarket coverage for the residential areas to the west of Banbury, although the town as a whole is generally well served with regards to local retail. (Banbury Movement Study Feb. 2013 Paras. 3.52 to 3.55)	
85.	The Bicester Movement Study (February 2013) indicates that main services and employment areas within Bicester are predominantly located to the centre and east of the town, with the four key existing destinations considered (Bure Place, Bicester North Station, Bicester Town Station and Launton Road employment) also being located to the centre and east of the town. The Study shows that large areas of the town are within easy walking and cycling distance (1.0 and 2.0 km) of each of these key destinations with access being particularly strong from the south and east of the town. However, areas to the west have reduced levels of access to the employment at Launton Way and also to Bicester Town Station. The study also notes that the outlying residential areas to the far west and (to a lesser degree) east of the town have the most limited levels of access to the four areas considered, with any further urban expansion that extends the size of the town also therefore expected to result in areas of development outside of generally acceptable walking distances. (Bicester Movement Study Feb. 2013 Paras.4.23 and 4.24)	
86.	<p>Rural areas (based on Cherwell District Council Villages services survey data 2007): (TOP 2 – Topic Paper Housing Table TN.3 Pages 70-72 http://www.cherwell.gov.uk/index.cfm?articleid=9889)</p> <p><i>Type A settlements (high level of sustainability)</i></p> <ul style="list-style-type: none"> • <i>Adderbury has:</i> a nursery, primary school, food shop, post office, pub, recreation area, village hall, library, a regular bus service, a population of 2500 people (approx) and is close to Banbury. • <i>Ambrosden has:</i> a nursery, primary school, food shop, post office, pub, recreation area, village hall, doctors, a regular bus service, a population of 2000 people (approximately) and is close to Bicester. • <i>Bloxham has:</i> a nursery, primary school, food shop, post office, pub, recreation area, village hall, library, dental practice, doctors, has a regular bus service, a small employment area, a population of 3000 people (approx.) and is close to Banbury. • <i>Bodicote has:</i> a nursery, primary school, food shop, post office, pub, recreation area, village hall, a regular bus service, employment (Council offices), a population of 2000 people (approx) and is close to Banbury. • <i>Cropredy has:</i> a primary school, food shop, post office, pub, recreation area, village hall, a bus service and a population of 700 people (approx). • <i>Deddington has:</i> a primary school, food shop, post office, pub, recreation area, village hall, library, 	

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	<p>dental practice, doctors, a regular bus service and a population of 2000 people (approx).</p> <ul style="list-style-type: none"> • <i>Deddington has:</i> a primary school, food shop, post office, pub, recreation area, village hall, library, dental practice, doctors, a regular bus service and a population of 2000 people (approx). • <i>Hook Norton has:</i> a primary school, food shop, post office, pub, recreation area, village hall, library, dental practice, doctors, a regular bus service, a small employment area, and a population of 2000 people (approximately). • <i>Launton has:</i> a primary school, food shop, post office, pub, recreation area, village hall, library, dental practice, doctors, a regular bus service, a population of 1000 people (approx.) and is close to Bicester. • <i>Yarnton has:</i> a primary school, food shop, post office, pub, recreation area, village hall, doctors, has a regular bus service, and has a population of 2500 people (approx.) and is close to Kidlington. • <i>Cropredy:</i> does not have a regular bus service but was identified as a type A village in the Local Plan due to its unique position in supporting other villages to the north of Banbury, as the only village here with a shop and primary school, and due to the fact that its services and facilities are supported by users of the Oxford Canal and the Cropredy festival. 	
87.	<p><i>Type B settlements (medium level of sustainability):</i></p> <ul style="list-style-type: none"> • <i>Arncott has:</i> a food shop, pub, recreation facilities, a village hall, a bus service and a population of 1300 people (approximately) • <i>Begbroke has:</i> a nursery, a food shop, pub, recreation facilities, a village hall, a bus service, a population of 800 people (approximately) and is close to Kidlington • <i>Bletchington has:</i> a primary school, pub, recreation facilities, a village hall, a bus service and has a population of 900 people (approximately) • <i>Chesterton has:</i> a nursery, primary school, pub, recreation facilities, a village hall, a bus service and a population of 800 people (approximately) and is close to Bicester. • <i>Finmere has:</i> a nursery, a primary school, recreation facilities, a village hall, a bus service, and a population of 400 people (approximately) • <i>Fringford has:</i> a nursery, a primary school, a pub, recreation facilities, a village hall a bus service and a population of 600 people (approximately) • <i>Fritwell has:</i> a nursery, a primary school, a food shop, a post office, recreation facilities, a village hall, a bus service and a population of 700 people (approximately) • <i>Kirtlington has:</i> a nursery, a primary school, a food shop, recreation facilities, a village hall, a regular bus service and a population of 900 people (approximately) • <i>Middleton Stoney has:</i> a pub, recreation facilities, a village hall, a regular bus service, a small employment area, a population of 300 people (approximately) and is close to Bicester 	

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	<ul style="list-style-type: none"> • <i>Steeple Aston has:</i> a primary school, food shop, post office, pub, recreation areas, village hall, practice, doctors, a bus service and a population of 1000 people (approximately) • <i>Sibford Ferris/Sibford Gower has:</i> a nursery, a primary school, food shop, post office, pub, recreation area, village hall, a bus service and a population of 1000 people (approximately) • <i>Weston on the Green has:</i> a nursery, a food shop, post office, pub, recreation facilities, a village hall and a population of 500 people (approximately) • <i>Wroxton has:</i> a primary school, pub, recreation area, a village hall, a population of 500 (approximately) and is close to Banbury. 	
88.	<p><i>Type C settlements (low level of sustainability)</i> comprise the remainder of the villages and have the following characteristics:</p> <ul style="list-style-type: none"> • Very limited services and facilities • Some villages have some services but are in isolated locations • No significant employment areas • A low/medium population 	
Natural Resources		
89.	The majority of agricultural land within the Cherwell district classed as Grade 3 (good to moderate). Grade 4 (poor quality) is the second most common with 26.9% of district with Grade 2 (very good) at 15.9%. These figures are generally representative of Oxfordshire although the district does appear to lack the top Grade 1 ALC land (excellent) found elsewhere within the county (<i>Environmental Baseline Reports for Banbury and Bicester, CDC Sept. 2013</i>).	<ul style="list-style-type: none"> • The best and most versatile (BMV) agricultural land may be lost through development around Banbury. • As new permitted village extensions and the strategic site at South West Bicester generate housing completions, it is likely that the percentage of dwellings on previously developed land will decrease further and more significantly.
90.	The higher landforms around Banbury are generally of higher agricultural land classification (ALC) value, considered to be of Grades 2-3 and potentially representing Best and Most Versatile (BMV) agricultural land. Areas subject to flooding and hence wetness limitations, such as the Cherwell and Sor Brook floodplains are assessed as Grade 4, being of less agricultural value (<i>Environmental Baseline Report for Banbury CDC Sept. 2013</i>).	
91.	Around Bicester, the combination of geology, hydrology and soils has resulted in a variable agricultural land resource, the majority of which is unlikely to be classified as Best and Most Versatile (BMV) agricultural land (<i>Environmental Baseline Reports for Banbury and Bicester, CDC Sept. 2013</i>).	
92.	50% of housing completions (net) in 2012/13 were on previously developed land, an increase from the previous year 2011/12 when it was 46% (<i>CDC Annual Monitoring Report 2013</i>).	
93.	High percentages of commercial development between 2010/11, 2011/12 and 2012/13 were built on previously developed land (<i>Cherwell District Council Annual Monitoring Reports 2011, 2012 and 2013</i>).	

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94.	In 2011 Cherwell Council held data about 91 sites of vacant derelict and underused previously developed land and buildings totalling 679.5 hectares. Most of this comprised one site, the former RAF Upper Heyford (505 ha). The majority of the other known sites were in Banbury (approx. 45 sites) and in Bicester (approx. 30 sites). According to the 2001 census, the total developed area in Cherwell was 3865.641 ha.	
95.	In 2010/11 the percentage of previously developed land that had been vacant or derelict for more than 5 years was 2.05% (i.e. 2.05% of 3865.641 ha or 79.25 ha). Of this 67.68 ha was the Shipton-on-Cherwell quarry (former cement works) which lies in the south of the district in the Green Belt (<i>NLUD returns for 2010/11</i>).	
96.	There are no statutory listed (under Part 2A of the Environmental Protection Act 1990 (as amended)) contaminated land sites within the district (<i>Cherwell Environmental Health Officer</i>).	
97.	Cherwell district boundary covers approximately the same geographical area as the River Cherwell catchment. This catchment comprises sequences of clays, shales, limestones and sandstones laid down in the Jurassic period. The oldest sediments are in the north of the catchment and the youngest in the south. Clays dominate the catchment, so flows in rivers are mainly from direct runoff and not from groundwater.	
98.	The Great and Inferior Oolites are classed as major aquifers. However, in this catchment, the extent of these aquifers is very limited and there are no large groundwater abstractions from the Oolites.	
99.	The other limestone and sandstone layers in the remaining formations are minor aquifers.	
100.	Groundwater resources from these are limited and the groundwater reaches the surface through springs (<i>The Cherwell Catchment Abstraction Management Strategy Final Strategy Document (July 2005), Environment Agency</i>).	
101.	Sharp sand and gravel occurs extensively along the Thames valley and the Cherwell valley; and there are extensive outcrops of limestone and ironstone across much of Cherwell District. The new Oxfordshire Minerals and Waste Local Plan will include a spatial strategy for mineral working and a number of potential sites for mineral working, production or distribution in Cherwell will be considered for possible allocation in the plan.	
102.	<ul style="list-style-type: none"> Aggregate minerals accounted for most of Oxfordshire's production in 2012. The County produced 714,000 tonnes of sand and gravel, marginally higher than in 2011 but well below the ten year average, and 242,000 tonnes of crushed rock (limestone and ironstone), the lowest level in a decade. There is a need to make continued provision for aggregates production in the County (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)). 	
103.	At the end of 2012 the landbank of permitted reserves of sand and gravel in Oxfordshire was 8.2 years;	

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	and for crushed rock it was 24.5 years (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)).	
Air Quality		
104.	Air quality throughout the district is generally good but several areas along major traffic routes are being monitored closely as pollution from road traffic may be of concern.	<ul style="list-style-type: none"> Air pollution from traffic could be an issue at the following places (subject to detailed assessment underway by the District Council) due to traffic related pollution: Hennef Way, Banbury Horsefair / North Bar, Banbury Queens Avenue / Kings End, Bicester Bicester Road, Kidlington Greenhouse gas emissions may continue to decrease due to Government legislation.
105.	An Air Quality Management Area (AQMA) has been declared at Hennef Way, Banbury for nitrogen dioxide (NO ₂).	
	Detailed assessments are currently being undertaken at the following locations to confirm whether the air quality objectives are likely to be exceeded: <ul style="list-style-type: none"> Horsefair / North Bar, Banbury Queens Avenue / Kings End, Bicester Bicester Road, Kidlington 	
106.	Assessment of air quality has identified that the main source of air pollution in the district is road traffic related. The main pollutants associated with road traffic are nitrogen dioxide and fine particulates.	
107.	Per capita carbon dioxide emissions in 2011 were 9.6 tonnes. This is a reduction from 2009 emissions which were estimated to be 10.1 tonnes. The majority of greenhouse gas emissions in the district come from road transport (A roads and motorways), industrial and commercial electricity and gas and domestic electricity and gas (<i>Local Authority CO₂ emissions data (2011) DECC statistical release</i>).	
108.	Local air quality monitoring data for 2011 and 2012 indicates: <i>(Air Quality Updating and Screening Assessment and Progress Report 2013 for Cherwell District Council (Feb. 2014))</i> <i>Bicester</i> The annual mean objective for nitrogen dioxide is being exceeded. This supports the findings of the Detailed Assessment and an AQMA should be declared which includes properties in Field Street and Kings End, Bicester. A significant increase in nitrogen dioxide concentrations in Market Square, Bicester in 2012 has been identified. It is noted there is some distance to the nearest receptor from this roadside monitoring location. No significant general trends at monitoring locations were seen in the Bicester area at sites where 5 years of monitoring data is available when the 2010 elevated concentration is removed.	
109.	<i>Banbury</i> The annual mean objective for nitrogen dioxide is being exceeded. This supports the findings of the Detailed Assessment and an AQMA should be declared which includes properties in Bloxham Road, Oxford Road and North Bar, Banbury. Monitoring in the area of detailed assessment support the findings	

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	of the detailed assessment that other locations are close to the annual mean objective in North Bar and Bloxham Road. 5 year trends in diffusion tube monitoring data indicate there is a slight downward trend nitrogen dioxide concentration if 2010 is removed from the data. The elevated concentrations in 2010, which are contrary to this trend, have been recognised in monitoring nationally.	
110.	<i>Kidlington</i> Monitoring and assessment in Kidlington for 2011 and 2012 confirm the annual mean objective for nitrogen dioxide is being exceeded at Bicester Road, Kidlington. This supports the findings of the Detailed Assessment and an AQMA should be declared encompassing properties within Bicester Road, Kidlington. A review of matters that may have changed and resulted in an exceedence of a national air quality objective has not identified areas which require a detailed assessment to be undertaken to determine if a national air quality objective is likely to be exceeded.	
Biodiversity		
111.	Cherwell's biodiversity resource includes a Special Area of Conservation (SAC), 18 Sites of Special Scientific Interest (SSSI), 13 Local Geological Sites, 2 Local Nature Reserves and 81 Local Wildlife Sites. Approximately 14% of the district lies within the Oxford Green Belt.	<ul style="list-style-type: none"> • Designated sites have statutory protection so may not be threatened if the plan is not implemented. However, the absence of the plan may lead to inappropriate management of designated sites. • An issue identified in the Cherwell BAP for woodlands is the lack of accessible woodland for the major towns in Cherwell. Without action in the Local Plan, this is likely to continue.
112.	The proportion of SSSI in 'Favourable' or 'Unfavourable Recovering' condition in Cherwell is now at just under 99% compared with 90% in 2010 Cherwell District Council (2011) (CDC 2011 Annual Monitoring Report). This exceeds the Government's target of 95% of SSSIs to be in favourable or unfavourable recovering condition by 2020.	
113.	SSSI cover 1.03% of the district, covering an area of 607 hectares.	
114.	The net area of Local Wildlife Sites (formerly called County Wildlife Sites) in Cherwell is 906 Ha, a decrease of 70 Ha on 2012 figures (<i>Biodiversity Information CDC Annual Monitoring Report 2012</i>). This was as a result of improvements to the accuracy of mapping rather than a reduction of sites, with one new site being designated a LWS at Bicester Airfield.	
115.	The South East region supports 55% of the national priority species identified by the UK Biodiversity Group. Cherwell has identified nine Habitat Action Plans (HAPs) in the Cherwell Biodiversity Action Plan comprising: Farmland, Woodland, Parkland and Veteran Trees, Grassland/Grazing Marsh and Heathland, Wetland (including fen), flushes and reedbeds), Aquatics, Settlements, and Earth Heritage Habitats (geological SSSIs, quarries and railway cuttings), and Scrub Habitat.	
116.	The Cherwell BAP states that the district is lightly wooded with approximately 3.5% of the land covered by woodland.	
117.	The Cherwell BAP states that 85% of the district is farmed as arable or improved grassland.	
118.	The number of BAP Priority Species has increased by 13 from 131 in 2012 to 144 in 2013 with new species including Flat Sedge (Plant), latticed hath (moth) and woodlark (<i>Based on data from Thames</i>	

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	<i>Valley Environmental Records Centre).</i>	
119.	There was a decrease in the overall amount of BAP Priority habitats within the district between 2011/12 and 2012/13, mainly due to improvements to the accuracy of mapping and reclassification following survey by Thames Valley Environmental Records Centre (TVERC) rather than actual loss of habitat (<i>CDC Annual Monitoring Report 2013</i>).	
120.	Of the breeding farmland bird species in the district there was a large increase in the numbers of skylark, linnet, yellow hammer and lapwing in 2012 compared to 2011 (<i>CDC Annual Monitoring Report 2013</i>).	
121.	Cherwell has a number of historic parkland sites to the west and north of Bicester. These are characterised by the presence of scattered old standard trees, known as Veteran trees.	
122.	Seven sites were surveyed for presence/absence of water voles in 2012 with one site found to be positive (water vole activity was found at all five stretches of the Oxford Canal surveyed). 5 stretches were positive for water vole in 2011.	
123.	Many important species, including those receiving legal protection, are found in the wider countryside. Therefore, the value of habitats not designated and habitat networks / green infrastructure needs consideration and protection.	
Landscape and Historic Assets		
124.	The Oxfordshire Wildlife and Landscape Study (http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/ , accessed 02.03.2012) identifies twenty-four Landscape Types within the county, made up of individual landscape description units with a similar pattern of geology, topography, land use and settlements. 19 of these Landscape Types occur in Cherwell.	<ul style="list-style-type: none"> • With the United Kingdom's high density of buildings and archaeology of historic importance, there is a potential conflict between further development and the potential changes in character of areas and the degradation or destruction of sites or buildings of historic importance. However the requirements for developers to undertake archaeological surveys and if necessary undertake archaeological monitoring and investigations has meant that significant discoveries and finds have been made that historically would not have been discovered due to lack of resources. • There are many changes to the landscape that
125.	In 2010 a Landscape Sensitivity and Capacity Study assessed the sensitivity to and capacity of specified sites around Banbury and Bicester to accept development, specifically: residential; employment (commercial and industrial); recreation; and woodland. Very broadly most sites have a high capacity to accept woodland of an appropriate character and a moderate to high capacity to accept informal recreation. The capacity to accept residential and employment or playing field developments was more variable.	
126.	The Banbury and Bicester Landscape Sensitivity and Capacity Assessments 2013 assessed the landscape sensitivity and capacity of specified sites on the periphery of and within the towns of Banbury and Bicester to accept different forms of development including residential and employment, informal and formal recreation, and woodland planting. These studies inform the assessment of strategic sites.	

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127.	Wroxton and Drayton Strategic Heritage Impact Assessment, March 2013 appraised the effects of proposed and potential development to the north west of Banbury on heritage assets, and the conservation areas of Wroxton and Drayton and Wroxton Abbey parkland.	without the protection of the policies in the Local Plan will continue to worsen.
128.	Across Cherwell district the highest land occurs in the west, while to the east the land is much lower as it descends to the River Ray floodplain. In the south the geology is dominated by Oxford Clays and Corallian Beds. The district is divided by a number of watercourses, most notably the River Cherwell which bisects the district. The district is predominantly rural in character, with countryside ranging from the Ironstone Downs in the north-west (a small proportion of which is within the Cotswolds Area of Outstanding Natural Beauty), the Ploughley Limestone Plateau located to the east of the Cherwell Valley, to the Clay Vale of Otmoor in the south.	
129.	Cherwell district has a rich built heritage, with 56 Scheduled Ancient Monuments (SAMs) and 2,327 Listed Buildings and 60 Conservation Areas. 88% of Conservation Areas have character appraisals <i>Cherwell (Design and Conservation Strategy for Cherwell 2012-2015)</i> and of the Council's 5 Article 4 Directions, 3 are within conservation areas.	
130.	In 2013, heritage assets in the district identified as 'at risk' by the <i>Heritage at Risk Report</i> from English Heritage included: 6 SAMs (Ruins of Manor House, Hampton Gay (also listed Grade II); Castle Bank Enclosure, North Newington; Ilbury Camp Hillfort, Deddington; Islip Roman Villa, Islip; Bomb Stores, former RAF Bicester, WWII Airfield, Bicester, Blenheim Villa, Shipton on Cherwell; Long Barrow, Enslow); 3 Conservation Areas: Grimsbury; RAF Bicester; Former RAF Upper Heyford; RAF; 3 Listed Buildings; Church of St. Edburg, Bicester (Grade 1); Manor House, Hampton Gay (SAM/Grade II) Church of St Lawrence, Milcombe (Grade 2)	
131.	There are 6 Registered Historic Parks and Gardens, and 1 Registered Battlefield (<i>Design and Conservation Strategy for Cherwell 2012-2015</i>). None of these assets were identified as 'at risk' in 2013.	
132.	In 2012 Cherwell District Council compiled a Local Heritage At Risk Register, and listed 28 assets. The majority of these were Grade III* Listed Buildings and one locally listed asset.	
133.	There are four Scheduled Ancient Monuments near Bicester: Alchester Roman site, Moated Site at Straton Audley, RAF Bicester War World II airfield (series of bomb stores and defence structures within the airfield) and Wretchwick deserted medieval settlement (<i>Bicester Environmental Baseline Report, CDC Sept. 2013</i>).	
134.	An Open Space, Sport and Recreational Facilities Needs Assessment Audit was undertaken in 2006. Key findings were that there is a distinct difference in Cherwell between the urban and rural areas. A large amount of new open space will need to be created within the district. Whilst much of this new space will come from new housing developments, it is key for the Council to ensure that existing areas also benefit	

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	otherwise there is a danger of creating an unhealthy distinction between the new and old developments (<i>Open Space, Sport and Recreational Facilities Needs Assessment Audit and Strategy, CDC 2006</i>).	
135.	The Cherwell 2011 Open Spaces Update reviewed the standards of Open Space to be set in the District. It recorded a slight increase in the overall amount of parks and gardens provision in the District. As with the PPG17 Assessment, the highest level of provision within the urban areas is at Banbury, which remains at 0.48 ha per 1000 population. The study concluded that the changes are not significant enough to amend the local standard of provision for the urban areas (0.48ha per 1000 urban population).	
136.	The Cherwell PPG17 Assessment and subsequent Green Spaces Strategy did not set a standard for the rural areas as no parks and gardens were recorded, and it was considered more realistic and appropriate for other forms of open space to perform the green space functions served by parks and gardens in urban areas. The Open Space update noted that there are a number of historic parks and gardens in private ownership in the rural areas which are accessible to the public by virtue of the landowners' agreement. These form an important part of green space provision in the rural areas, but it would not be appropriate to derive a local standard from such provision as the owner's permission for public access could be withdrawn at any time (<i>Open Space Update, CDC Sept. 2011</i>).	
137.	<p>The Countryside around Banbury is a high value resource for the town. The landscape setting contain the town and creates 'natural limits' beyond which any future expansion of the urban area would be harmful to the identity of Banbury as a compact, historic market town. Important environmental assets to Banbury:</p> <p>Usable landscape of high scenic quality and natural beauty. In addition, it contains important landscape features that soften the built form of Banbury, creating an edge to the town aiding its interaction with surrounding environs. Landmark features and heritage assets such as Crouch Hill and Salt Way provide recognisable green gateway features to the town contributing to local distinctiveness and sense of place. Neighbouring villages. Set within the undulating countryside surrounding the town, contain ancient historic cores designated as conservation areas. As well as contributing to the quality of the town, they are linked to Banbury economically drawing on its role as a market centre.</p> <p>An ecological diverse landscape with abundance of historical assets and exhibiting considerable time depth and richness of historic character. Such as the riparian flood plains of the Cherwell and Sor.</p> <p>A productive landscape of high agricultural value. The countryside around Banbury contains large areas of land of high and moderate agricultural value which support farming and associates business.</p>	

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138.	Bicester's landscape setting comprises 5 main Landscape Types including: Wooded Estatelands, Clay Vale, Alluvial Lowlands, Wooded Hills, and Pasture Hills. Smaller areas of an additional four Landscape Types also fall within the study area: Estate Farmlands, Rolling Farmland, Lowland Village Farmland and Northern Clay Vale (within the Buckinghamshire Landscape Character Assessment) (<i>Bicester Environmental Baseline Report, CDC Sept. 2013</i>).	
139.	Important landscape features surrounding Bicester are the ring of outlying villages many with historic cores and vernacular architecture, mixed woodlands blocks and linear vegetation belts, the valley of the River Ray and its tributaries, in particular the Langford Brook, the River Bure and Gagle Brook. Important visual landmarks include Graven Hill, Blackthorn Hill and Poundon Hill (<i>Banbury and Bicester Landscape Sensitivity and Capacity Assessments, CDC Sept. 2013</i>)	
140.	The Banbury and Bicester Green Buffer Evidence Base (<i>Banbury and Bicester Green Buffer Reports, CDC Sept. 2013</i>) reviewed the boundaries of the Green Buffer Policy ESD 15: Green Boundaries to Development proposed in the Cherwell Local Plan Proposed Submission (August 2012). They intend to define the limits of development, protect gaps between the existing/planned edge of Bicester and Banbury and outlying villages, and preserve heritage and landscape assets.	
141.	The Banbury report reviewed the Green Buffer in 9 sections: Little Burton, Hanwell; Drayton; Wroxton; North Newington; Crouch Hill and Salt Way; Bodicote; Twyford and River Cherwell; and Nethercote. In general the purpose of these Green Buffers is to prevent the coalescence between outlying settlements and Banbury, in particular with regard to preserving the setting of historic settlements and Conservation Areas, prominent landscape features such as Crouch Hill, and the historic Salt Way and important views.	
142.	The study into the Bicester Green Buffer reviewed the Green Buffer in 8 sections: Stratton Audley; Caversfield; Bucknell; Bignell Park; Chesterton; Wendlebury; Ambrosden; and Launton. In general the purpose of these Green Buffers is to prevent the coalescence between outlying settlements and Bicester, in particular with regard to preserving the setting of historic settlements, Conservation Areas and the 4 scheduled ancient monuments, prominent landscape features such as Graven Hill and Blackthorn and important views.	
Transport		
143.	There a number of strategic cycling and walking routes in and around Banbury (<i>Banbury Environmental Baseline Report CDC Sept. 2013, figures 10.1.1 and 10.2</i>). These include: <ul style="list-style-type: none"> • Sustrans Cycle Route 5 • Banbury Fringe Walk • Bodicote and Salt Way Nature Trail Circular Walk • Adderbury Circular Walk 	<ul style="list-style-type: none"> • There has been a large increase in car ownership in the district and commuting distances are long. Without action in the Local Plan to address containment and sustainable travel commuting patterns and road congestion is likely to worsen.

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144.	National Cycle Network (NCN) route 51 runs through the centre of Bicester. The route runs from Oxford to Derby via Leicester and there are a number of local on and off road routes within Bicester that link into NCN route 51. The majority of public rights of way in and around Bicester are public footpaths. These footpaths generally radiate out from the villages that surround Bicester, connecting the villages together. To a lesser extent they also link the villages to Bicester. However, where gaps in provision occur due to land being under private ownership or access being unavailable due to RAF/MOD ownership, links between the villages and Bicester are missing (<i>Bicester Environmental Baseline Report CDC Sept. 2013</i>).	<ul style="list-style-type: none"> • Congestion in Bicester and Banbury is also likely to worsen without action in the Local Plan.
145.	According to Living in Cherwell (July 2010) historical census surveys (1981-2001) have shown a huge increase in car ownership in Cherwell, and commuters in Cherwell travel relatively long distances to work. According to the National Survey of Local Shopping Patterns 2004, Banbury was the main shopping destination for people in Cherwell for comparison goods (clothes, shoes etc.) and the second most popular destination in Oxfordshire after Oxford City. In addition, Cherwell ranked very poorly on a national measure of geographical accessibility of services (index of deprivation 2007).	
146.	Banbury Integrated Transport and Land Use Study 2- Technical Note 2008 provides the following analysis of the Residence-Workplace 2001 census data for Banbury: Approximately two thirds of the working population of Banbury work in the town. Of these, just under half drive a car, a quarter walk and significant numbers work from home and cycle. Few residents use public transport to travel to work in Banbury. Car ownership is relatively low in Banbury, although it varies considerably across the town, but a relatively high proportion of the cars that are owned are used for travel to work. Of the one third of Banbury residents who commute out of the town, the vast majority commute by car, with small numbers on the bus and train. Destinations are very dispersed. The largest out-commuting destination is Oxford where just over a tenth of out-commuters work, with a fairly high percentage using the train. A slightly smaller number commute out to Banbury Business Park which is outside the town in Adderbury ward.	
147.	Oxfordshire County Council's Travel Behaviour Demonstration project for Bicester (https://www.oxfordshire.gov.uk/cms/content/bicester-area-transport-strategy) showed that the majority of employees travel out of Bicester for their workplace destination while the majority of pupils and students travel within the town. It also showed that a number of leisure trips were made over a considerable distance.	
148.	The Bicester Movement Strategy (2013) identified a series of transport issues: Significant levels of out-commuting; A large demand for retail and particularly leisure trips outside Bicester; Strong potential demand for trips to the centre and eastern areas of the town; Key networks for public transport within the town centre currently congested;	

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	<p>High potential for local trips by walking / cycling across the town with a high percentage of walking trips identified for non work related journeys in particular;</p> <p>A good base sustainable transport network, with a network of walking and cycling routes to the eastern and western edges of the town along with a circular route following the perimeter roads; and</p> <p>Varying attitudes to sustainable modes of transport, with support for positive measures to encourage cycling and public transport, although demand management measures including parking controls are less popular.</p>	
149.	<p>The Bicester Movement Strategy 2013 proposes improvements to capacity and journey times on the routes around the outskirts of the town, including the provision of improved access to existing and proposed employment areas and improved access for strategic traffic passing the town on the A41. It also proposes measures to slow speeds through the centre of Bicester for through traffic, whilst improving links to and from the town centre for essential journeys, and measures to improve east-west sustainable links, including improved movements across the Central Corridor.</p>	
150.	<p>The Banbury Movement Strategy 2013 identifies a number of transport related constraints in the town:</p> <p>The town centre road network has a number of areas of relatively narrow carriageway, on street parking and servicing and little scope for adding capacity or providing for additional movements, with the resulting town centre network including a number of one way streets and pedestrianised areas</p> <p>The limited number of road crossings (as a physical constraint) in combination with the rural service centre nature of the town (as an operational constraint) results in the need to route buses to and from the town centre via main arterial roads. This makes the provision of viable orbital bus services, (for example serving the employment areas to the north of the town via a number of residential areas), difficult to achieve</p> <p>The town is split by a number of physical features which run north to south including the rail line, the River Cherwell and the Canal. The topography of the town, with a number of hills, also has an effect on the attractiveness of walking and cycling as an option for medium to longer distance trips, (particularly from the outskirts of the town).</p>	
151.	<p>The Banbury Movement Strategy 2013 recommends a number of proposals to address constraints and future growth at Banbury:</p> <p>An improved Upper Windsor Street, Cherwell Street corridor, providing access to the town centre and rail station, with improved operation of key junctions for all users;</p> <p>The promotion of Bankside as an additional north-south route in the longer term, helping to spread forecast traffic demands across the town and effectively relieving predicted levels of congestion on Oxford Road;</p> <p>The potential to deliver a new, relocated bus station providing more on and off street bays and catering for growth in both local and inter-urban public transport demands; and</p> <p>A series of deliverable walking and cycling improvements which complete missing sections of the current</p>	

Sustainability baseline data summary		
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	network and provide access to existing routes and major local destinations.	
152.	The results of the Cherwell District Rural Areas Integrated Transport and Land Use Strategy Study (August 2009) show that 14 villages could accommodate new development in a sustainable way with minimal adverse impact on the transport network. The villages are: Adderbury; Ambrosden; Begbroke; Bloxham; Bodicote; Chesterton; Deddington; Islip; Kidlington; Kirtlington; Launton; Middleton Stoney; Weston-on-the-Green; Yarnton. Eight out of ten type 'A' villages record high 'sustainability' and 'overall' ratings, which supports the Council's Local Plan. Launton and Yarnton are the best performing villages as they have a number of facilities, frequent public transport links and a close proximity to a major centre.	
153.	The Local Transport Plan (LTP3) amended area strategies for Bicester and Banbury (May 2014) (<i>Oxfordshire County Council Agenda Report for Council meeting on 20.05.14</i> http://mycouncil.oxfordshire.gov.uk/mgChooseDocPack.aspx?ID=4197). The strategies identify: <ul style="list-style-type: none"> • a series of improvements at Banbury to increase the overall capacity of transport networks and systems within the locality, enabling them to accommodate the additional trips generated by development; to adapt to their cumulative impact and to mitigate the local environmental make an impact of increased travel. Where schemes are needed to mitigate one particular development, the developer will be expected to either construct or provide funding for the scheme; where a scheme is required due to the impact of more than one development, each developer will be expected to contribution proportional to the scale of their impact. • a series of improvements at Bicester to increase the overall capacity of transport networks and systems within the locality, enabling them to accommodate the additional trips generated by development; to adapt to their cumulative impact and to mitigate the local environmental impact of increased travel 	
Waste		
154.	In 2012 it is estimated that 70% of commercial and industrial waste was diverted from landfill and that 78% of construction, demolition and excavation waste was recycled or recovered for use in restoration or landfill engineering (<i>Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)</i>).	<ul style="list-style-type: none"> • Total waste being landfilled will continue to decrease, particularly with the provision of new strategic waste management facilities such as the Ardley EFW facility (opening in 2014).
	In 2012/13 it is estimated that 70% of commercial and industrial waste was diverted from landfill and that 78% of construction, demolition and excavation waste was recycled or recovered for use in restoration or landfill engineering (<i>Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)</i>).	
155.	There are currently 70 locations with recycling facilities accepting glass bottles and jars, textiles, shoes, cans, paper and tetrapaks. In addition, 100% of Cherwell's population live within 1 km of a recycling centre or have kerbside collection.	

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156.	Total permitted waste management capacity in Oxfordshire at May 2012 was: 15.7 million tonnes landfill; 2.3 million tonnes per annum recycling and composting; and 0.4 million tonnes per annum other recovery treatment; but much of this capacity is in temporary permissions or is not yet operational (Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2013 (February 2014)).	
157.	All of the Waste Recycling Centres (or 'tips') in Oxfordshire, including the two in the Cherwell district, take hazardous household waste. In addition, the site at Ardley, Redbridge can take asbestos.	
158.	Total waste management capacity in Oxfordshire at March 2011 was: 17.4 million tonnes landfill; 2.4 million tonnes per annum recycling and composting; and 0.5 million tonnes per annum other recovery treatment; but much of this capacity is in temporary permissions or is not yet operational (<i>Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)</i>).	
159.	A significant proportion of the waste managed (particularly landfilled) in Oxfordshire is produced elsewhere. In 2012, 43% of waste landfilled in Oxfordshire came from outside the county; the largest proportion (21%) came from London; and waste was received from all the adjoining Counties, but particularly from Berkshire (10%), (Oxfordshire County Council, Oxfordshire Minerals and Waste Local Plan: Core Strategy – Consultation Draft (February 2014)).	
Water Quality		
160.	Under the terms of the Water Framework Directive, most of the Cherwell streams do not meet Good Ecological Status (GES) and as such action will be required to ensure GES is met by 2015. Physical habitat restoration may be required to achieve GES on sections of the Cherwell and Ray. Sources: (http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=452500.0&y=209500.0&topic=wfd_rivers&ep=map&scale=9&location=Cherwell Fm, Oxfordshire&lang=e&layerGroups=default&distance=&textonly=off#x=456469&y=225375&lg=1,7,8,9,5,6.&scale=5) and <i>South East River Basin Management Plan (Environment Agency, 2009)</i>	<ul style="list-style-type: none"> • It is not clear how successful the actions will be in ensuring Cherwell streams meet Good Ecological Status (GES). • Water resources in Cherwell will continue to be limited and this situation may worsen with population increase. • Over abstraction of the River Cherwell north of Banbury could continue, resulting in unacceptable environmental impact at low flows, depending on the Environment Agency's abstraction management process.
161.	The River Cherwell meets the requirements for GES, as does the Oxford Canal.	
162.	Cherwell's rivers have been consistently assessed as poorer in chemical quality than rivers in other districts in Oxfordshire.	
163.	Surface water quality in most of the Cherwell catchment is generally good with the River Ray having the poorest water quality. Phosphates, however, show high concentrations across most of the catchment due to diffuse and point source inputs. The catchment also suffers from degraded physical habitat, localised low flows and diffuse pollution (<i>South East River Basin Management Plan (Environment Agency, 2009)</i>).	

Sustainability baseline data summary		
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164.	Water resource mapping in Cherwell - assessed from current flows and licensed abstractions – shows areas of over-abstraction north of Banbury (<i>Living in Cherwell, 2010</i>). The status 'over-abstracted' means that existing abstraction is causing unacceptable environmental impact at low flows. No new consumptive surface water or groundwater (from unconfined aquifers in direct hydraulic continuity with a river) licences will be allowed except at very high flows.	
165.	Water resources in Cherwell are already limited and demand from new housing development in the district may have to be met from outside the Cherwell catchment area.	
166.	Cherwell is in an area of 'serious water stress'. Water demand/supply imbalances in the area local to Cherwell have worsened in recent years, with supply deficits predicted to 2040 (Source: Thames Water's emerging Water Resource Management Plan, 2015-2040).	
Energy		
167.	In 2011/12 Cherwell District Council's recorded CO ₂ emissions were 4982.8 tonnes. This is a reduction of almost 600 tonnes from the baseline year, 2009/10 of 5,568 tonnes of CO ₂ . This includes emissions from the Council's own operations and from major contractors who operate on their behalf. Leisure centres remained the largest proportion of its emissions (59%) in 2011/2012 as in the 2009/10 baseline year (<i>Low Carbon Environmental Strategy p.8, CDC</i>).	<ul style="list-style-type: none"> • Global temperature has risen by about 0.6 degrees Celsius over the last 100 years. The UK climate has also changed over the last 100 years with the central England temperature having risen by almost 1 degree, average sea level rising by 1mm a year and winters across the UK getting wetter and warmer (UK climate change scenarios). These trends can be expected to continue at least in the medium term based on the response of the climate system to past emissions. • The number of renewable energy developments and heat / power generated has been steadily increasing over the last few years although it needs to increase significantly. • Incidences of fuel poverty may increase as non renewable fuels become more expensive.
168.	Cherwell District Council has a target to reduce its own CO ₂ emissions by 22% (1225 tCO ₂) from a 2009/10 baseline by March 2015. This equates to a reduction of 1195 tonnes of CO ₂ over 5 years.	
169.	In 2012, per capita carbon emissions in Cherwell were higher than the Oxfordshire and England averages. Also in 2012, average electricity consumption was above the averages for the South East and for Great Britain (<i>DECC Statistics, 2011</i>).	
170.	There are significant constraints on the development of large-scale renewable energy schemes, particularly wind turbines, in Cherwell due to the highly-valued landscape and historic environment, which are subject to protective safeguards such as 'Area of High Landscape Value' status and Scheduled Ancient Monuments. In addition, the dispersed settlement pattern in the district means that large-scale wind turbines on most sites will generate some amenity impacts and this development pattern will also limit the opportunities for district heating schemes (<i>Renewable energy and sustainable construction study, CDC 2009</i>).	
171.	12 renewable energy schemes were permitted in 2012-13, a decrease from 40 schemes in 2011-12 (Source: AMR, 2013).	
172.	In 2010, 5,447 households in the district were considered to be in fuel poverty (defined as those needing to spend more than 10% of household income on energy) (9.70% of overall population) a slight decrease from 2009 (10.80%) and below the Oxfordshire average (10.92%). In 2010 3.54million households in England were in fuel poverty (17.04% of overall population), a slight decrease compared to 2009 (18.4%) but still well above the figures for 2004 that stood at just above 1.2 million (Source: Cherwell Low Carbon	

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	Environmental Strategy, page 6).	
Employment and Skills		
173.	Local Futures: An Inward Investment Guide to Cherwell (2013) (TOPSD4) highlights Cherwell's significant potential for investment. Cherwell is ranked 11 out of 325 Local Authority areas on the overall Business Location Index, placing it in the top 20% of Local Authority areas nationally. The Local Plan has recognised these independent findings and allocated employment land to encourage investment.	<ul style="list-style-type: none"> The Local Plan should allocate land for a mix of employment uses mainly at Banbury and Bicester to allow for economic growth and develop skills.
174.	ONS population projections show a projected growth of 16,000 over the period 2011-31, an increase of 11.5% slightly lower than the national average. There is also a marked aging in the population profile which is more pronounced than the national average. For the core working age population aged 20-64, population only increases by 1,000 (an increase of 0.9%) (<i>Cherwell Economic Analysis Study CDC, August 2012</i>).	
175.	The 2012 Cherwell Economic Analysis Study shows 67,100 employee jobs in Cherwell, with an additional 8,000 self-employed. The largest sector of employment being "Retail and Customer activities" accounting for 33% or 22,800 employees.	
176.	Cherwell district's employment profile is different to Oxfordshire as a whole and in many ways is closer to the national average, but even here there are differences. Cherwell has a comparatively high proportion of employment in industrial sectors and also logistics. But it has a low proportion of employment in office sectors and in knowledge-based sectors. It also has a high proportion of employment in Retail & Customer activities (<i>Cherwell Economic Analysis Study CDC, August 2012</i>).	
177.	Between 1990 and 2000, labour in agriculture in Cherwell declined by 18%, however between 2000 and 2007 labour in agriculture increased by 13%. This is unlike the trend in South Oxfordshire and West Oxfordshire where the number of people employed in agriculture has continued to decline.	
178.	According to the ONS Annual Population Survey, Cherwell has a relatively low proportion of its working population employed as managers and professionals and a relatively high proportion in 'elementary occupations'.	
179.	In Cherwell the number of total claimants of Job Seekers Allowance (JSA) in March 2012 was 1,754, a reduction of 55% (754 claimants) compared to 2009 figures. This is against an England picture where over the same period the number of claimants rose by 12%. In the district, between 2009 and 2012 the number of males claiming JSA reduced by 75% (-541) and females by 10% (-33) (<i>District Data Analysis Service Date Note 1 – Gender difference in claimant count www.nomisweb.co.uk (March 2012)</i>).	
180.	Seven areas in Cherwell are in the worst 10% in England on the skills, education and training domain of the Index of Deprivation 2007. This includes five areas within Banbury Ruscote ward, one area in Banbury Neithrop and one area in Bicester Town ward (<i>Living in Cherwell. July 2010</i>).	
Economy		

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181.	<p>According to ONS Business Demography data, there were 715 new enterprises created in Cherwell district in 2008, 24% of the total in Oxfordshire. 11% of these new businesses were larger than 0 - 4 employees – a rate above the regional and national averages. In the period 2006-2008 the number of new enterprises increased in Cherwell to just below the level of 2004. The number of businesses in Cherwell ceasing to trade also increased during the same period, unlike in Oxfordshire’s other districts. Taking into account the “births” and “deaths” of enterprises, there were 6,245 active businesses in Cherwell in 2008, 22% of the Oxfordshire total (<i>Living in Cherwell. July 2010</i>).</p>	<ul style="list-style-type: none"> • The Local Plan should encourage economic growth to avoid businesses closing. • The Local Plan should allocate land mainly at Banbury and Bicester to allow for economic growth. • Future growth in tourism demand and activity in Cherwell will depend upon a variety of drivers, including: the relative attraction of Cherwell compared to other competing destinations; growth in the resident population; growth in local economic activity which will generate more business visits, conferences and meetings; the general growth in population and economic prosperity in the UK and abroad which will stimulate a growth in leisure activity and tourism; and changes in communications and access which could open up new markets.
182.	<p>Economic Analysis Study (ECO01) was completed in August 2012 to build on the Employment Land Review (2012) and the Council’s Economic Development Strategy. The Economic Analysis Study analyses the key sectors of the District’s economy, and presents guidance for Cherwell’s future development in terms of jobs by sector and sub-area: Banbury, Bicester, Kidlington and the rural areas. The Economic Analysis Study identifies the strengths and weaknesses of the district’s economy and identifies opportunities for the future. It found that (paragraph 4.76):</p> <ul style="list-style-type: none"> – The advanced manufacturing / high performance engineering sector is a growth sector already represented in the District by the motorsports cluster, and, with the presence of Begbroke Park to act as a catalyst for further high tech industry development and the relatively high level skills of residents, Cherwell should be well placed to take advantage of future opportunities in this sector. – The logistics sector in the District benefits from the M40 giving excellent access to the Midlands, London and the South East. However, this sector is characterised by low density employment and lower value jobs; it will be important to ensure that new employment space in close proximity to the motorway is also developed for B1 and B2 uses as well as B8 warehousing. – Cherwell has a good opportunity to take advantage of the growth of the ‘green economy’ sector with the development of the North West Bicester eco-town which will provide the opportunity to showcase how the green economy can be relevant across economic, social and community objectives. – Several of the sectors present in Cherwell, including automobiles and parts, are increasing their innovation, research and development investment. The presence of Oxford University’s Begbroke Science Park and the associated Centre for Innovation & Enterprise in Cherwell provides the infrastructure on which this sector can develop locally. 	<ul style="list-style-type: none"> • Redevelopment and improvements to the towns is at risk of not taking place if there are no strategies to guide development. • The rural area will continue to suffer a technological disadvantage when it comes to broadband and mobile telecom connectivity unless Information Technology is improved. Addressing this would help support the ‘knowledge economy’.

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183.	<p>In terms of forecasting future need, Cherwell's 2012 ELR's forecasting and scenario exercise, set out in Section 7 of the study, shows that there is a net additional need for between 52.6 and 87.2 hectares (ha) of employment land across Cherwell to 2026, with the medium growth scenario (seen as the most likely to occur) predicting a net additional demand of approximately 70 ha. The Employment Land Review assumes a growth rate of 0.9% per annum (Table 7.8) and forecasts 10,700 jobs will be created across the District up to 2026. The land needs per Property Market Area (PMA), set out in Table 7.16 and summarised in section 8 of the study, are as follows:</p> <ul style="list-style-type: none"> • 9.3 – 11.3 ha additional B1 employment land in Kidlington • 14.9 – 20.1 ha additional B1 employment land in Cherwell (excluding Kidlington) • Up to 13.1 ha additional B2 employment land in Cherwell • 25.9 – 38.5 ha additional B8 employment land in Cherwell 	
184	<p>The Oxfordshire Economic Forecasting report for the Oxfordshire SHMA on page 5 reinforces the economic forecasts (0.5% growth) identified in the Economic Analysis Study by predicting that Cherwell, following a fall between 2001 and 2011 (-0.4% pa), will grow at a similar rate (0.6% pa) over the period 2011-21 and the same rate (0.5%pa) over the period 2021-31. This is under the 'Baseline Projection' Scenario set out in the SHMA. For the County as a whole, it will grow by between 0.4% and 0.5 % per annum under the same scenario.</p>	
185.	<p>GL Hearn state on page 5 of the Economic Forecasting Report that rather than being a forecast of what they expect to happen in the future, the baseline projection scenario is a projection of what the Oxfordshire economy could look like if past trends (in terms of relative growth relationships, rather than trends in growth per se) were to continue into the future, with no change in policy. They state that the figures should therefore be seen as a starting point, from which to build the further stages in which alternative population projections and changes in policy (be that government policy or changing business investment patterns, say) are taken into account. In Table 3.2 of the report the results of an 'alternative population projection' are shown for the County which also show a 0.6% growth rate in Cherwell.</p>	
186.	<p>At table 4.2 the Economic Forecasting Report estimates additional growth (above trend) of 8,250 jobs in Cherwell to 2031. Indirect jobs growth is also set out in Chapter 5 of the Economic Forecasting Report which it states may not necessarily be located within the same District as direct jobs. Taking this into account could result in over 21,000 jobs created in Cherwell to 2031. However, the report on page 40 also considers what proportion of total jobs generated (including indirect jobs) would require B use class employment land. It is estimated that only 12,700 jobs will be located on B Use class land in Cherwell (table 6.2). The consultants show at paragraph 6.6 that the forecast growth in the Economic Forecasting Report could be accommodated on land identified for development in Cherwell's Local Plan.</p>	

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187.	The SHMA identifies similar trends in some areas for Cherwell as evidence presented in the Council's local economic evidence. For example the SHMA in section 4 highlights similar results in relation to skills with Cherwell performing well compared to the rest of the Country but poorly compared to other areas in the South East. In section 5 it also highlights the out-commuting for work from the District that occurs. The SHMA identifies similar potential growth sectors as in the Council's economic evidence base and Local Plan including, high tech manufacturing, science and retailing and distribution. Oxford has the most highest proportion of residents employed in managerial and professional occupations (41.9%) and the percentage of residents employed in managerial and professional occupations of other authorities (besides Cherwell) is higher than the regional and national average.	
188.	According to a Good Centre Report (2011), Banbury town centre has a total of 84,439 m ² of gross retail floorspace across 413 units. Bicester town centre has a total of 29,673m ² of gross retail floorspace over 183 units (<i>Retail Study Final Report, CDC Oct. 2012</i>). For both towns the greatest proportion of floorspace is occupied by retail categories of, 'Comparison' and 'Service/Food/Drink', these also constituting the largest percentage of units. The retail study identifies capacity for A1 retail uses.	
189.	The main employers in the town are the military, Bicester Village (about 1500 people), Tesco (about 400 people) and Fresh Direct (fruit and vegetable merchants employing about 350 people). Bicester does however experience high levels of out-commuting, particularly to Oxford. Banbury's major employers are the Horton General Hospital to the south of the town centre (about 1200 people) which serves North Oxfordshire and neighbouring areas, Kraft (about 800 people) to the north of the town centre, and the District Council based in the adjoining village of Bodicote to the south (about 700 people) (Background to Cherwell's Places Appendix 1 – Submission Local Plan 2014).	
190.	Poor broadband coverage in Cherwell may contribute to its comparatively low level of homeworking over 2001-2009. Using an average over the period 14.2% of workers in Cherwell are homeworkers of whom 7.6% are homeworkers and self-employed. Both these figures are slightly below the South East average. Homeworking is significantly higher in South Oxfordshire and Vale of White Horse.	
191.	The Canalside Supplementary Planning Document (SPD) will set a detailed framework to guide the regeneration of this area of Banbury. In addition, a Bolton Road SPD is being prepared to promote and manage future development in the Bolton Road area. Masterplans are being prepared for Banbury and Bicester to inform and guide economic growth.	
192.	The main visitor markets in Cherwell are: business tourism which is primarily driven and generated by local companies, particularly in Oxford, Banbury and Bicester, and a mainstay for local hotels; some holiday tourism, which primarily consists of short breaks and some touring holidays; visits to friends and relatives and social functions such as weddings and funerals which generate business for hotels, B&Bs and restaurants etc.; transit traffic (both business and leisure), passing through the area; and day visits from the population living (staying) in and around the district and surroundings engaged in informal	

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	countryside recreation and visiting local attractions (<i>Cherwell Tourism Development Strategy CDC, 2008</i>).	
193.	In terms of size and sustainability, Banbury and Bicester have the highest populations in the District, most of the employment land, retail, leisure, community uses, strategic transport infrastructure, schools and other services and facilities. Kidlington is large village with a population of about 14,000 people, the third largest settlement in the District. It has less services and facilities but has a village centre and some employment land. The Theme Maps in appendix 5 of the Local Plan provide an indication of this distribution. The 2012 ELR highlights at page 79 that office growth in the higher value sectors around Kidlington could also produce catalytic effects that could help the Eco-town strategy in Bicester and could thus become a Cherwell District Council aspiration. It states that this strategy could be achieved through a staged approach, whereby the economic benefits gradually radiate out from Kidlington as the high tech cluster in Kidlington establishes itself and companies seek 'grow on' space and/or production facilities in Bicester and the surrounding area. The ELR on page 43 states that Banbury and Bicester are attractive to potential warehouse and distribution centre operators due to their similar positive characteristics of proximity to the M40 and access to the markets of the Midlands and the South East. On page 45 it explains that the demand for B2 and B8 is more localised with the larger B2 and B8 operators more likely to consider Bicester and Banbury due to the availability of suitable premises.	
194.	Kidlington has become a quality business location in Oxford's green belt, having access to the City but free from major flood risks and traffic congestion with competitively business network. This will ensure that Kidlington develops a stronger identity and integrates its facilities better priced commercial and residential accommodation (<i>Cherwell Economic Development Strategy, 2011-2016</i>)	
195.	Former RAF Upper Heyford has just under 1,000 jobs already located within the existing buildings with more to come as part of the sites redevelopment for mixed uses. The Cherwell Innovation Centre is located on the site, providing serviced offices and flexible office space, lab space, and meeting rooms. The Centre is home to a large number of science, technology and knowledge-based businesses. Paragon Fleet Solutions operate on a large part of the former airbase, undertaking office, technical and transport related activities based around 'car processing'. An application in 2008 proposed a new settlement of 1,075 dwellings (gross) (761 net), together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure for the entire site. Following a major public inquiry in 2008 the Council received the appeal decision from the Secretary of State in January 2010. The appeal was allowed, subject to conditions, together with 24 conservation area consents that permitted demolition of buildings on the site including 244 dwellings. The 2010 permission granted consent for some of the many commercial uses already operating on temporary consents on the site. More recently, and following a change of ownership of the site, a new outline application was made and granted in 2011 for a revised scheme focusing on the	

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	settlement area only. A new masterplan was produced in which the same numbers of dwellings were proposed with the majority of the existing units retained but the development area extends further westwards. Residential development under the 2011 permission has now commenced south of Camp Road. The delivery of a new settlement at this exceptional brownfield site is therefore underway.	
196.	In the rural areas farm diversification and conversion of existing buildings will provide opportunities for employment, skills and services to be retained in rural communities. Creative and knowledge based industries will continue to be attracted to rural locations, as will some activities where yards and commercial buildings are re-used. Our rural areas are well located to afford engagement in the national economy while enjoying social and environmental advantages (<i>Cherwell Economic Development Strategy, 2011-2016</i>).	

Appendix 4

Appraisal matrix for the SA of the alternatives for the overall distribution of additional development

SA matrix for the alternatives for the overall distribution of additional development

SA Objective	Focus additional growth at Bicester	Focus additional growth at Banbury	Focus additional growth at Former RAF Upper Heyford	Provide for some additional growth in the Rural Areas
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++/-	++/-	++/-	++/-
	Providing for the objectively assessed housing need in full would result in a significantly positive effect. However, by focusing the additional development at Bicester would mean that the needs of other parts of the District would be less likely to be met.	Providing for the objectively assessed housing need in full would result in a significantly positive effect. However, by focusing the additional development at Banbury would mean that the needs of other parts of the District would be less likely to be met.	Providing for the objectively assessed housing need in full would result in a significantly positive effect. However, by focusing the development at Former RAF Upper Heyford would mean that the needs of other parts of the District would be less likely to be met at the local level, to the potential detriment of the larger towns and rural areas.	Providing for the objectively assessed housing need in full would result in a significantly positive effect. Providing for some additional development in the Rural Areas would help to address affordability issues in the smaller communities, but at the expense of delivery in the larger towns.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	0	-	0	0
	Bicester is constrained by flood risk zones associated with the River Bure that flows from the north-east through the town and out the south, plus floor risk associated with tributaries of the River Ray to the east of the town in particular. Properties in Bicester were flooded at Christmas 2013. However, there are large areas around the edge of the urban area and existing allocations that have not been identified as being in flood risk zones 2 or 3.	Banbury is a little more constrained by flood risk zones 2 and 3 than Bicester, primarily because of the River Cherwell which flows from the north of the town, and exits to the south-east. To the west of the town, there is flood risk associated with Sor Brook. Banbury experienced a significant flooding event in 2007. However, there are extensive areas, particularly to the north, west and south of the town that are not constrained by flood risk, and	Former RAF Upper Heyford has virtually no land in flood risk zones, although it is at the head of the tributaries of Gallos Brook, which flows into the River Ray, and ultimately the River Cherwell. A large amount of new hard standing could increase run-off but this is probably avoidable through sustainable drainage systems.	A significant proportion of the smaller settlements in the rural Areas are on watercourses that have localized flood risk zones. However, there is plenty of scope to develop in the Rural Areas without the need to increase flood risk.

		the Cherwell is subject to an Environment Agency flood alleviation scheme introduced in 2012.		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	+/?
	All new housing, wherever it is located, is likely to improve health and well-being for those in housing need. Larger housing developments associated with Bicester are more likely to include or contribute to sports, leisure and open space, and provide for existing residents too.	All new housing, wherever it is located, is likely to improve health and well-being for those in housing need. Larger housing developments associated with Banbury are more likely to include or contribute to sports, leisure and open space, and provide for existing residents too.	All new housing, wherever it is located, is likely to improve health and well-being for those in housing need. The comprehensive masterplanning of a new community at Former RAF Upper Heyford would allow for the designing in of open space, leisure and sporting facilities.	All new housing, wherever it is located, is likely to improve health and well-being for those in housing need. This could help relieve stress caused by lack of available housing in smaller settlements, but it is less likely to deliver new open space, sports and leisure facilities for these communities or where the bulk of the existing population lives in the District due to its smaller scale.
4. To reduce poverty and social exclusion.	+	+	+	+/?
	All new housing, wherever it is located, is likely to reduce poverty and social exclusion for those in housing need. Larger housing developments associated with Bicester are more likely to be able to provide for significant proportions of affordable housing than small piecemeal developments.	All new housing, wherever it is located, is likely to reduce poverty and social exclusion for those in housing need. Larger housing developments associated with Bicester are more likely to be able to provide for significant proportions of affordable housing than small piecemeal developments.	All new housing, wherever it is located, is likely to reduce poverty and social exclusion for those in housing need. The comprehensive masterplanning of a new community at Former RAF Upper Heyford would allow for the provision of affordable housing.	All new housing, wherever it is located, is likely to improve health and well-being for those in housing need. This could help relieve stress caused by lack of available housing in smaller settlements, but it is less likely to deliver significant amounts of affordable housing.
5. To reduce crime and disorder and the fear of crime.	0	0	0	0
	The amount and location of housing to be delivered is unlikely to have a significant impact upon crime and	The amount and location of housing to be delivered is unlikely to have a significant impact upon crime and	The amount and location of housing to be delivered is unlikely to have a significant impact upon crime and	The amount and location of housing to be delivered is unlikely to have a significant impact upon crime and

	disorder.	disorder.	disorder.	disorder.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community.	+/-	+/-	+/-	+/-
	New housing development will help to maintain the viability and vibrancy of Bicester, through increased demand for services, facilities, shops, etc. However, this could be at the expense of smaller, more rural communities.	New housing development will help to maintain the viability and vibrancy of Banbury, through increased demand for services, facilities, shops, etc. However, this could be at the expense of smaller, more rural communities.	Further development at Former RAF Upper Heyford, might help to create a more vibrant new community, but would do less to sustain existing communities.	Providing for some growth would be beneficial for the viability and vibrancy of smaller rural communities. However, the dispersed nature of development would mean that the benefits would reach a smaller proportion of the population.
7. To improve accessibility to all services and facilities.	++/-	++/-	+/-	+/-
	As one of the two main service centres in the District, Bicester is of a size commensurate with the delivery of a wide range of services and facilities, although less so than Banbury. Focusing additional growth at Bicester would mean that new residents would be in closer proximity to such services and facilities, and also the concentration of development would enable to provision of new services and facilities. This would be of particular benefit to those who don't have access to a car, or use of it. Bicester is smaller than Banbury, and also residents here are more likely to look to Oxford to provide for some of its needs.	As one of the two main service centres in the District, Banbury is of a size commensurate with the delivery of a wide range of services and facilities, more so than Bicester. Focusing additional growth at Banbury would mean that new residents would be in closer proximity to such services and facilities, and also the concentration of development would enable to provision of new services and facilities. This would be of particular benefit to those who don't have access to a car, or use of it. Banbury is more isolated than Bicester and is therefore less influenced by the pull of Oxford.	Focusing additional growth at Former RAF Upper Heyford would provide additional support for, and potentially increased, services and facilities, helping to further establish this development as a new community. However, these services and facilities would not be well located to other communities so they would be of relatively small benefit to other residents.	Providing for some additional growth in the rural areas, would provide support for existing services and facilities where they still exist, especially in the higher order villages, which over the years have diminished in number and range. However, it is likely that rural residents would still seek to utilise the greater range and choice of the services and facilities that exist in the main towns of Banbury and Bicester.
8. To improve efficiency in land use through the	+/--	+/--	++/--	--
	The majority of the additional	The majority of the additional	Focusing development at	Although there may be small

<p>re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	<p>growth at Bicester would be likely to be on greenfield land that is classified as best and most versatile agricultural land. However, the scale of development would mean that quite high densities could be achieved.</p>	<p>growth at Banbury would be likely to be on greenfield land that is classified as best and most versatile agricultural land. However, the scale of development would mean that quite high densities could be achieved.</p>	<p>Former RAF Upper Heyford would result in some use of previously developed land, which is not in agricultural use, although it appears to have the potential to be of best and most versatile agricultural land. However, further growth may require the development of greenfield land to the south.</p>	<p>pockets within existing settlements, it is likely that most development would be on greenfield land, the majority of which in the District is classified as best and most versatile agricultural land.</p>
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	<p style="text-align: center;">+/-</p> <p>Focusing additional development at Bicester would reduce the need to travel by car (and hence carbon emissions and air pollutants from traffic), due to the proximity to jobs, services and facilities. Employment areas, both existing and planned, are well located with respect to residential development and the town centre. However, some emissions would still arise.</p>	<p style="text-align: center;">+/--?</p> <p>Focusing additional development at Banbury would reduce the need to travel by car (and hence carbon emissions and air pollutants from traffic), due to the proximity to jobs, services and facilities. However, there is one AQMA in the District along the A422 at Hennef Way, Banbury, which links the town with the Junction 11 of the M40 to the east of Banbury. It is possible that additional development could generate traffic that will exacerbate air pollution problems in this location. Similarly, the majority of the existing and planned employment sites are to the north and east of the town centre – additional housing development to the west of the town would be likely to encourage commuting by car and hence emissions from traffic.</p>	<p style="text-align: center;">-</p> <p>Focusing development at Former RAF Upper Heyford would enable some opportunities to access local jobs, services and facilities that form part of the development proposals, but these are not on the scale of the two main towns, with the likelihood that a significant number of residents would drive elsewhere. This would result in additional greenhouse gas and air pollutant emissions from traffic.</p>	<p style="text-align: center;">-</p> <p>Providing for some additional growth in the Rural Areas would enable some opportunities to access local jobs, services and facilities, but these are not on the scale or range of the two main towns, with the likelihood that a significant number of residents would drive elsewhere. This would result in additional greenhouse gas and air pollutant emissions from traffic.</p>

<p>10. To conserve and enhance and create resources for the district's biodiversity.</p>	+/-	+/-	+/-?	?
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	-/--?	--?	--?	-?
<p>Although potential development land to accommodate additional growth around Bicester has the potential to support biodiversity, and forms part of the wider ecological network, there are only isolated national and locally designated sites and priority BAP habitats. Areas to the north and east of Bicester have been identified as having ecological potential but these are the areas least likely to accommodate new development. There are pockets of similar ecological potential elsewhere but not of the same scale. This suggests that there is the potential to accommodate additional development and provide for biodiversity enhancements whilst reducing the potential for significant damage to designated sites.</p>	<p>Although potential development land to accommodate additional growth around Banbury has the potential to support biodiversity, and forms part of the wider ecological network, there are only isolated national and locally designated sites and priority BAP habitats. There are some pockets of land that have been identified as having ecological potential although they are not as extensive as the ones to the north and east of Bicester. This suggests that there is the potential to accommodate additional development and provide for biodiversity enhancements whilst reducing the potential for significant damage to designated sites.</p>	<p>Part of Former RAF Upper Heyford is designated as a Local Wildlife Site on account of its calcareous grassland interest. Therefore, there is the potential for a significant negative effect, although it is likely that the designation would be taken into account in any development proposals. In addition, a masterplanned development has the opportunity to deliver new and improved habitats.</p>	<p>The nature of any impacts on development by providing additional growth in the Rural Areas is uncertain because it will be dependent upon location. However, it is likely that there will be the loss of some biodiversity and ecological networks associated with greenfield land, but these are likely to be quite localised effects. It would be possible to deliver the new development without directly affecting designated sites. There will be less scope for habitat creation.</p>	
<p>Bicester has a number of areas adjoining the existing built-up area which, from a landscape sensitivity perspective, have at least medium capacity to accommodate development according to the Landscape Sensitivity study.</p> <p>Bicester has significant heritage interest in and around the town, including nearby</p>	<p>Peripheral growth of Banbury is constrained by hilly topography to the west (around Crouch Hill) and to the north (south east of Hanwell village), and the River Cherwell to the east. There are few areas of any scale around the town that are categorised in the Landscape Sensitivity study as being of low landscape or</p>	<p>The landscape of Former RAF Upper Heyford has areas that have been categorised as being either medium or low capacity for development.</p> <p>Former RAF Upper Heyford is of considerable historic interest in its own right. Parts are designated as scheduled monument, and the whole</p>	<p>The potential impact of development on the landscape character and sensitivity of the Rural Areas of the District has not been subject to detailed assessment. Given the rural character of the District, it is reasonable to assume that there is limited, if any, capacity to accommodate large-scale</p>	

	<p>Chesterton village, the former airfield of RAF Bicester, the village of Stratton Audley, Wretchwick deserted medieval settlement to the south east, and Alchester Roman site to the south. Additional housing development has the potential to negatively affect some of the historic environment, even if indirectly.</p>	<p>visual sensitivity, or as having high capacity for development.</p> <p>There is significant historic interest in and around Banbury. Surrounding settlements, such as Hanwell, Wroxton (associated with Wroxton Abbey), Broughton (castle and park) Adderbury have particular heritage interest, and there are several undeveloped areas surrounding the town that have heritage interest. It is unlikely that significant additional housing development could take place without having some significant effects, albeit indirect, such as on setting.</p>	<p>airfield is a Conservation Area. Nearby there is also heritage interest associated with the villages of Upper Heyford, Lower Heyford, Fritwell, and Ardley and the Rousham Conservation Area, as well as the Oxford Canal Conservation Area. Additional housing development has the potential to have a significant adverse effect on the heritage interest.</p>	<p>development in a small number of locations without having a significant adverse effect on the landscape and village settings, but that smaller developments might be able to be accommodated without such significant effects.</p> <p>Cherwell District as a whole has significant heritage interest. Many of the villages are designated as Conservation Areas, and a large number also have other heritage interest in and around them such as scheduled monuments, listed buildings etc It is unlikely that large amounts of additional development can be delivered without at least some adverse effect to the heritage interest of the Rural Areas.</p>
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry.</p>	<p>+/-</p> <p>Focusing additional development at Bicester would reduce the need to travel by car (and hence carbon emissions and air pollutants from traffic), due to the proximity to jobs, services and facilities. Employment areas, both existing and planned, are well located with respect to residential development and the town centre. However, some emissions would still arise.</p>	<p>+/--?</p> <p>Focusing additional development at Banbury would reduce the need to travel by car (and hence carbon emissions and air pollutants from traffic), due to the proximity to jobs, services and facilities. However, there is one AQMA in the District along the A422 at Hennef Way, Banbury, which links the town with the Junction 11 of the M40 to the east of Banbury. It is possible that additional</p>	<p>-</p> <p>Focusing development at Former RAF Upper Heyford would enable some opportunities to access local jobs, services and facilities that form part of the development proposals, but these are not on the scale of the two main towns, with the likelihood that a significant number of residents would drive elsewhere. This would result in additional greenhouse gas and air pollutant emissions from</p>	<p>-</p> <p>Providing for some additional growth in the Rural Areas would enable some opportunities to access local jobs, services and facilities, but these are not on the scale or range of the two main towns, with the likelihood that a significant number of residents would drive elsewhere. This would result in additional greenhouse gas and air pollutant emissions from traffic.</p>

		development could generate traffic that will exacerbate air pollution problems in this location. Similarly, the majority of the existing and planned employment sites are to the north and east of the town centre – additional housing development to the west of the town would be likely to encourage commuting by car and hence emissions from traffic.	traffic.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	0	0	0
	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	0	0	0
	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water	0	0	0	0
	It is assumed that all development will incorporate design measures to minimise the risk of pollution to water courses and groundwater. The location of development is not	It is assumed that all development will incorporate design measures to minimise the risk of pollution to water courses and groundwater. The location of development is not	It is assumed that all development will incorporate design measures to minimise the risk of pollution to water courses and groundwater. The location of development is not	It is assumed that all development will incorporate design measures to minimise the risk of pollution to water courses and groundwater. The location of development is not

resources management.	considered to have a significant influence on the effects on water resources.	considered to have a significant influence on the effects on water resources.	considered to have a significant influence on the effects on water resources.	considered to have a significant influence on the effects on water resources.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district.	0	0	0	0
	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+?	+?	+?	0
	Focusing development at Bicester is likely to deliver opportunities for the creation of jobs through incorporation of employment uses, services and facilities as part of the overall package of development.	Focusing development at Banbury is likely to deliver opportunities for the creation of jobs through incorporation of employment uses, services and facilities as part of the overall package of development.	Focusing development at Former RAF Upper Heyford is likely to deliver opportunities for the creation of jobs through incorporation of employment uses, services and facilities as part of the overall package of development.	Providing for some growth in the Rural Areas could deliver some employment opportunities, but the scale of development locations are unlikely to be sufficient to deliver significant numbers of jobs as part of the development package.
18. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district.	0	0	0	0
	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.	The location of additional housing development is not considered to have a significant influence on the effects on this objective.
19. To encourage the development of buoyant, sustainable	0	0	0	0
	The location of additional housing development is not considered to have a significant influence on the effects on this	The location of additional housing development is not considered to have a significant influence on the effects on this	The location of additional housing development is not considered to have a significant influence on the effects on this	The location of additional housing development is not considered to have a significant influence on the effects on this

tourism sector.	objective.	objective.	objective.	objective.
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Cherwell Local Plan Submission SA Addendum for Main Modifications (October 2014) Appendices Part 2 – Appendix 5-8

Planning & EIA
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BA69 – Land at Crouch Hill (Including BA365 and BA378 which already has planning permission for 40 dwellings)	74
BAN 9: BA312 – Land North of Duke's Meadow Drive (Including BA367)	81
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New: BA317 - Land at Higham Way (Grundons and Cemex)	95
New: BA87 – Land at Milestone Farm	102
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BI31 – Land North of Gavray Drive	245
New: BI230 - Land north of Caversfield House	252
New: BI48- Land at Oxford Road	258
New: BI19 - Bessemer Close/Launton Road	264
New: CH15 – Land at Lodge Farm (40.1 Hectares)	270
New: ST2 – Stratton Audley Quarry	276
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Long list of sites within or around Banbury, Bicester and Upper Heyford that were considered for the strategic development location options

Site Code (or name where no code given)	Location/further description	Settlement	Site Area (ha)
UH1	Former RAF Upper Heyford	Upper Heyford	498.20
Land abutting the south and eastern boundary of Former RAF Upper Heyford		Upper Heyford	90.90
BI200	Northwest Bicester (Phase 1 and 2)	Bicester	390.21
NorthWest Bicester Eco-town extension	Area to the west of Northwest Bicester Eco-town between B4030 to the south, M40 to the south west, Middleton Road to the north west and railway line to the north	Bicester	200.86
BI2	South East Bicester	Bicester	155.91
Area north of the A41, east of Bicester 12	South East Bicester	Bicester	16.2 (overlaps with BI2)
BI5	Former RAF Bicester	Bicester	143.75
BA66	Land South of Saltway (East & West)	Banbury	134.70
BI201	Graven Hill, MOD site	Bicester	134.55
BI227	South East Bicester	Bicester	131.03
BI210	East of Bicester	Bicester	122.97
BI11	Extended North East Bicester Business Park	Bicester	16.72
Skimmingdish Lane Area	East of Bicester	Bicester	106.27
Land at Mill Meadow	East of Bicester - employment land	Bicester	3.60
BI202	Southwest Bicester	Bicester	117.77
BA312	Land North of Duke's Meadow Drive	Banbury	83.40
BA307	Land West of the M40 and South of Overthorpe Road	Banbury	78.70
Banbury 6: Land to west of M40 extension	Triangular parcel between the M40 to the east and railway line to the south	Banbury	8.9
Land adjacent to Power Park Ltd	Rail infrastructure	Banbury	4.38
BA1	Bankside Phase 1	Banbury	75.10
Land south of Bankside Phase 2 and immediately adjacent to Rugby club		Banbury	27.03
BO22 - Land South of Bodicote	Land south of Bodicote	Banbury	5.4
BO6 - Land South of Bodicote	Land South of Bodicote	Banbury	5.09
Area near Junction 11 (Site bounded to the east by the A361, to the south by to the south by the A422 and to the East and North by CDC District boundaries)		Banbury	66.91
BA308	Land at Crouch Farm, West of Bloxham Road	Banbury	67.31
AM013	Ambrosden Poultry Farm	Bicester	60.62
Land east of Chesterton		Bicester	56.57
BIC7	Dymocks Farm (CV001)	Bicester	50.00

BA368	Land at Wykham Park Farm, East of Bloxham Road, Banbury	Banbury	50.09
BA69	Land at Crouch Hill	Banbury	43.06
CH15	Land at Lodge Farm	Bicester	40.00
ST2	Stratton Audley Quarry	Bicester	39.00
BI212		Bicester	37.74
BA361	Land at Drayton Lodge Farm, Banbury	Banbury	35.82
BA369	Land at Wykham Park Farm, North of Wykham Lane, Banbury	Banbury	32.39
BI230	Land north of Caversfield House, Bicester	Bicester	28.94
BI44	Southwest Bicester	Bicester	28.23
BA58	Land East of Southam Road	Banbury	27.67
BI46	Land to the East of the A41 - Oxford Road	Bicester	27.36
BA356	Land North of Hanwell Fields	Banbury	27.22
BA341	Bankside extension, Oxford Road, Bodicote	Banbury	27.04
BA373	Land south of Bankside Option 1, Bodicote	Banbury	27.03
Banbury United Football Club		Banbury	
BA98		Banbury	26.45
BI31	Land North of Gavray Drive Bicester	Bicester	24.78
BA300	Canalside	Banbury	24.47
Southam Road Retail Park		Banbury	5.00
UH004		Upper Heyford	22.69
BA374	Land south of Bankside Option 2, Bodicote	Banbury	21.83
West extension of Bicester 10 (includes site CH11 and Facenda Chicken Farm)		Bicester	21.60
BA311	Land West of Southam Road	Banbury	21.43
BA367	Land north of Dukes Meadow Drive	Banbury	19.28
BA362	South of Salt Way, Banbury	Banbury	18.74
BA366	Land West of Bloxham Road, Banbury	Banbury	18.33
BA310a		Banbury	17.75
BA358	Banbury AAT Academy Ruskin Road Banbury	Banbury	17.68
BA370	Land at White Post Road, Banbury	Banbury	17.63
BI224	Fringford Road extended area Bicester	Bicester	17.61
UH003	Land at Upper Heyford	Upper Heyford	17.22
BI211	Land South of the A41 and north of Graven Hill Extension to BI201	Bicester	16.55
BA343		Banbury	15.45
BA317	Land at Higham Way (Groundons and Cemex)	Banbury	15.28
BA87	Milestone Farm, North of Broughton Road	Banbury	14.71
BA86	Land West of Grimsbury Reservoir	Banbury	14.11
BA371	Land adjoining Dover Avenue and Thornbury Drive, Banbury	Banbury	14.06
BA315	Land West of Warwick Road	Banbury	12.28
BI223	Langford Park Farm, London Road, Bicester	Bicester	11.50
BI219	DE&S Caversfield/ Former DLO Caversfield	Bicester	11.40

BA365	Land NE of Crouch Hill Farm adjoining Broughton Road, Banbury	Banbury	10.56
BA350	SAPA, Noral Way	Banbury	10.53
BI226	Land Known at The Plain Caversfield	Bicester	10.39
BA363	Ex Hella Manufacturing Site, Noral Way, Banbury	Banbury	10.30
BA70a	Horton Hospital	Banbury	9.42
BA378		Banbury	2.8
BA360	Land to the North of Broughton Road Banbury	Banbury	7.35
BA377	Land at Milestone Farm	Banbury	7.15
BA48	Land West of Southam Road & North of Alcan	Banbury	6.90
BI203	Station Approach	Bicester	6.76
BA305	Hardwick Business Park	Banbury	6.27
BI70	Land South of Talisman Road	Bicester	4.33
BI48	Land at Oxford Road	Bicester	4.17
Blooms of Bressingham, Garden Centre Area		Bicester	3.54
BI225	Fringford Road Bicester	Bicester	3.42
BI19	Bessemer Close/Launton Road	Bicester	3.35
UH005		Upper Heyford	3.21
UH002	Land north of Camp Road, RAF Upper Heyford	Upper Heyford	3.13
UH006	Letchmore Farm	Upper Heyford	5.78
UH007	Land adjoining Leys Caravan Park	Upper Heyford	7.8
BA359	Land adjacent Hardwick Hill House and North of Hardwick Cemetary, Southam Road	Banbury	3.00
BA333		Banbury	2.82
BI209		Bicester	2.76
BA301		Banbury	2.57
BA29		Banbury	2.54
BI222	Land off Banbury Road, Bicester	Bicester	2.54
BA375		Banbury	2.50
Land comprising Twenty Twenty Circket ground, Thorpe Way		Banbury	2.41
BI57		Bicester	2.37
BI208		Bicester	2.27
BA346		Banbury	2.24
BI229	Old Play Yard, Bicester	Bicester	2.22
BA53b		Banbury	2.20
BA316		Banbury	1.99
Land east of the railway line and north of Hennef Way		Banbury	1.98
Land at Cotefield Business Park, Cotefield Farm		Banbury	1.92
BA28		Banbury	1.86
BI8		Bicester	1.80
BA364	Land at Broken Furrow, Banbury	Banbury	1.72
Land off Waterworks Lane		Banbury	1.70
BA46		Banbury	1.66
BI38		Bicester	1.58

BI221	Land at Skimmingdish Lane, Bicester	Bicester	1.30
BA314		Banbury	1.28
BA3		Banbury	1.24
BI228	Land at Telford Road, Bicester	Bicester	1.12
BA331		Banbury	1.09
BA80		Banbury	1.06
BI220	Former RAF Bicester, Buckingham Road, Bicester	Bicester	1.04
BA56		Banbury	0.95
BI213		Bicester	0.95
Daventry Road		Banbury	0.94
BI217		Bicester	0.89
BI14		Bicester	0.88
BA345		Banbury	0.85
BA67		Banbury	0.85
BA40		Banbury	0.81
BI7		Bicester	0.79
BI216		Bicester	0.75
BA349		Banbury	0.72
BA318	North Bar Place Banbury	Banbury	0.69
BA77		Banbury	0.69
BI214		Bicester	0.63
BI63		Bicester	0.63
BA334		Banbury	0.60
BI18		Bicester	0.58
Land SE of Manjake Dvel. Tramway Road Industrial Estate		Banbury	0.55
BA27		Banbury	0.52
Gala Bingo		Banbury	0.51
BI10		Bicester	0.50
BI34		Bicester	0.46
BA352		Banbury	0.44
BI16		Bicester	0.42
BA327		Banbury	0.41
BA21		Banbury	0.40
Acorn Way		Banbury	0.40
BA357	Methodist Church The Fairway Banbury	Banbury	0.38
BA42		Banbury	0.38
BI54		Bicester	0.38
BA338		Banbury	0.37
BA70b		Banbury	0.36
BA351		Banbury	0.36
BA313	Banbury Fire Station and Former Ambulance Station Cope Road Banbury	Banbury	0.34
BI30		Bicester	0.34
BA55		Banbury	0.29
BA45		Banbury	0.29
BA326		Banbury	0.29
BA342		Banbury	0.28
BA376		Banbury	0.27
BI24		Bicester	0.25
BA339		Banbury	0.24
BA336		Banbury	0.24
BA79		Banbury	0.24
BI37		Bicester	0.23
BA41		Banbury	0.23

BI206		Bicester	0.22
BA324		Banbury	0.22
BA372	Compton Road car park, Banbury	Banbury	0.22
BI33		Bicester	0.21
BA52		Banbury	0.21
BA304		Banbury	0.19
BA330		Banbury	0.19
BA23		Banbury	0.18
BA323		Banbury	0.17
BA340		Banbury	0.17
BA347		Banbury	0.17
BA353		Banbury	0.15
BA332		Banbury	0.15
BA348		Banbury	0.14
BA25		Banbury	0.13
BA337		Banbury	0.12
BA328		Banbury	0.12
BI35		Bicester	0.11
BA319		Banbury	0.11
BA354		Banbury	0.11
BA335		Banbury	0.11
BA303		Banbury	0.10
BA304		Banbury	0.10
BA62		Banbury	0.10
BA344		Banbury	0.09
BI215		Bicester	0.08
BA329		Banbury	0.08
BA302		Banbury	0.08
BA355		Banbury	0.08
BA19		Banbury	0.08
BA320		Banbury	0.06
BA325		Banbury	0.04
BA321		Banbury	0.04
BA322		Banbury	0.01

SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Banbury

Banbury 1: BA300 – Canalside Reduction

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	Despite a reduction in the overall number of homes proposed to be supported on this site (a reduction of 250 homes down to 700), it will still make a significant contribution to the objectively assessed need.	Enhancement: Affordable housing targets should be specified.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The River Cherwell and Oxford Canal have been identified within the site. The majority of the site lies in Flood Zones 2 and 3. ¹ However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.	Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The majority of the site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ² The 2013 LSCA ³ indicates the site has a low capacity for recreational development due to the urban site context but a medium capacity for development associated with the recreational route of the Oxford Canal and the River	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

¹ Environment Agency data set

² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Cherwell as it passes through the town centre which has the potential to be enhanced as a linear park. There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	
4. To reduce poverty and social exclusion.	+	+	+	The site has high capacity for employment development and a medium-low capacity for residential development. ⁴ Provision of new employment development on the site would have the potential to reduce poverty and social exclusion and redevelopment of this site would contribute to area regeneration. Therefore, a minor positive effect is identified.	Enhancement: Include requirement for provision of sustainable new employment-related development.
5. To reduce crime and disorder and the fear of crime.	+	+	+	The site is comprised of previously developed land, including the Banbury Railway Station, The Tramway Industrial Estate, Banbury United FC and is an area of light industry/manufacturing. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the A4260 adjoins the site on the west and the railway lines lie on the east. These could represent significant noise sources; although the extent of this effect will depend on implementation. Development of the site could make a positive contribution to the regeneration of the town centre. Overall, the effects of development against this objective are uncertain until more is known and will depend on	Mitigation: Promote sustainable design to manage potential noise and traffic impact.

⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				implementation.	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies immediately adjacent to Banbury town centre with a small area of the north eastern part of the site falling within the town centre.</p> <p>The site is in close proximity to existing commercial and employment development in the town centre and eastern part of the town. The railway station is located on the eastern site boundary. Canalside is therefore in a highly accessible location. There are two recycling points located within the site boundary, and Banbury FC is located in the southern area of the site. Redevelopment should help improve connectivity within the town centre, enhance the canalside and riverside and provide a range of new facilities and services.</p> <p>A significant positive effect is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located adjacent to the existing town centre with the small north eastern edge of the site falling with the town centre. In addition, Banbury railway station is located on the eastern site boundary.</p> <p>There is potential for good connectivity given the site's location and range of existing, uses nearby, which would</p>	<p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location next to the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				limit the need to travel. Therefore, a significant positive effect is identified.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>An Ecologically Important Landscape covers the southern area of the site, extending further south.⁵ However, there are no BAP Priority Habitats located on the site. Generally, the ecological sensitivity of the site has been deemed to be low.⁶</p> <p>Development of this site would reduce the pressure of green field development and development on sites of greater landscape and visual sensitivity. Also, there is the potential for ecological enhancement, in connection with the Canal and River Cherwell, which flow through the centre of the site; therefore a minor positive impact is identified.</p>	Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Urban Landscape Type.⁷</p> <p>The landscape sensitivity has been assessed as low sensitivity and the visual sensitivity has been assessed as medium-low sensitivity. There is a high capacity for development within the site area with medium capacity for residential development as part of a mixed use development, and high capacity for employment development.⁸</p> <p>There are two Grade II listed buildings located within the site boundary; however, there are no nationally designated sites of heritage importance. There are also a number of non-designated historical assets of which three are located within the site. All the above are already affected by the presence of existing development; therefore, no significant</p>	Enhancement: Ensure development on the site is appropriate to the setting, given the presence of the conservation areas and listed buildings and seeks to maintain or improve the urban landscape type. Maintain and improve green links along the canal/river corridor.

⁵ TVERC data set

⁶ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁷ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>impacts are expected against the baseline.</p> <p>The majority of the site west of the Oxford canal is covered by the Oxford Canal Conservation Area. However, the LSCA 2013 indicates a low cultural sensitivity to development.</p> <p>Development on the site would offer the potential for improvements to access to the countryside through improvements to the river canal corridor.</p> <p>A minor positive effect is identified.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	++	++	++	<p>The A4260 Cherwell Street runs along the northern boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre and eastern parts of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Since the site is adjacent to Banbury town centre with its eastern boundary comprising the railway station and Sustrans National Cycle route 5 and the Banbury Circular Walk/Oxford Canal Trail crossing the site, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>Therefore a significant positive effect against this objective is identified.</p>	<p>Enhancement: development should promote sustainable design and sustainable transport measures</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and</p>	?	?	?	<p>There are two recycling points located near to the site. However, the achievement of this objective will depend on</p>	<p>Enhancement: ensure sustainable waste management on the site,</p>

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
disposal, and achieve the sustainable management of waste				implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>A substantial area of flood risk is located in the site, as detailed above. This is associated with River Cherwell and Oxford Canal running through the site.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures. Therefore, the site can be safely redeveloped without increasing flood risk elsewhere.</p> <p>This SFRA also considers SuDS solutions aimed at protecting ground water quality. The site has the potential to consider dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality. Consequently, the development of the site is unlikely to result in adverse effects to water quality.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The site is large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	The regeneration of this town centre site would provide improved facilities and an improved sense of place, which would enhance the attractiveness of the town centre to visitors.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

Banbury 2: BA311 – Land West of Southam Road

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute a significant number of dwellings, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	One unnamed watercourse forms the western site boundary, falling within EA Flood Zones 2 and 3. ⁹ The vast majority of the site lies within Flood Zone 1, with the only exception of an area on the western site boundary. Therefore, a negligible impact is predicted.	Enhancement: development in areas of flood risk must be set back from watercourses. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The vast majority of the site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle ward has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ¹⁰ The LSCA ¹¹ notes the area could be enhanced for informal recreation by connecting existing public open spaces, the Cemetery and crematorium to the south of the site. The study indicates this site has a medium to high capacity to accommodate informal recreation but a low capacity for	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

⁹ Environment Agency

¹⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>more formal recreation development.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>The site has low capacity for residential development and low capacity for employment as such development would not be in keeping with the existing landscape character of the area or the presence of Banbury Cemetery and Crematorium to the south of the site.¹² The capacity of the site is subject to adequate location of development and mitigation. The effect of the site against this objective depends on implementation.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is largely greenfield land; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the M40 forms the north eastern boundary of the site and A423 forms the eastern boundary. These could represent significant noise sources.</p> <p>However, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p>

¹² WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
7. To improve accessibility to all services and facilities.	++	++	++	The site is located approximately 2.5 km from Banbury town centre. It is located to the north of existing employment development and in close proximity to existing facilities in the north of the town. As an extension to Banbury 2, it would become part of a larger site adjacent to the edge of the built up area, and due to its large scale is likely to be able to provide good provision of new services and facilities within the site.	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is predominantly occupied by agricultural farmland with some isolated farm buildings. It is covered by a mixture of Grade 2 (good) and Grade 3 (good to moderate) agricultural land; therefore this objective is not achievable.	Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located approximately 2.5 km north of Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site is adjacent to the M40 and development would have ready access to the M40 and the town's arterial network, which would help to minimise travel distances. Reduction of air pollution would depend on implementation; therefore, an uncertain impact is identified at this stage.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no ecological designations on the site. There are individual woodland parcels along the north eastern boundary which could have ecological value. There are possible old trees within the site. The existing vegetation	Mitigation: Development should promote biodiversity enhancement and habitat creation.

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>within the site has been deemed to provide limited habitat potential for wildlife resulting in low ecological sensitivity.¹³</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	--	--	--	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Upstanding Village Farmland partly in the Clay Vale Landscape Type. At local level, the site is located in the Upper Cherwell Basin.¹⁴</p> <p>The area to the north of the Cemetery has retained a strong field pattern containing signs of historic ridge and furrow and a medium landscape sensitivity. Furthermore, the site defines the setting of Banbury Cemetery and Crematorium and the rural setting of the town to the south suggesting that the visual sensitivity of the site is high..</p> <p>Consequently, there is a low capacity for development, including both residential and employment within the site area.¹⁵</p> <p>There are no public footpaths crossing the site. A significant negative impact is recorded.</p>	<p>Mitigation: Ensure development is appropriate to the area. Built development on the western portion of the site should be confined to the south eastern corner, with sensitive higher slopes and western slopes/valley to be retained as farmland/ used as informal recreation.</p> <p>Development of the site could provide the potential for improving green infrastructure links to access the wider countryside from the town.</p>
<p>12. To reduce road congestion and pollution levels by</p>	?	?	?	<p>The site is located approximately 2.5 km from Banbury centre. It is located immediately to the north of existing employment development and in close proximity to existing facilities in the north of the town. However, the</p>	<p>Enhancement: development should promote sustainable design and implementation of sustainable transport measures</p>

¹³ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

¹⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

¹⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
improving travel choice, and reducing the need for travel by car/ lorry				achievement of this objective depends on the integration of both sides of the site and the sites' permeability with the existing built up area will depend on implementation.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>No substantial area of flood risk is located in the site, as detailed above.</p> <p>The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. Furthermore, development on the site may have an adverse impact on water quality of the unnamed watercourse on the western site boundary; however, this would be addressed through the development process.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have a negligible effect on water quality overall.</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	The site is large scale and therefore could accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is large in scale and therefore could accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, since it is located some distance from the town centre. However, the achievement of this objective will depend on implementation of any development.	

Banbury 2: BA311 – Extension of Banbury 2 Hardwick Farm, Southam Road (East and West) northwards into Land West of Southam Road, including site BA359 (73 Hectares)

SA Objective	Duration	Assessment	Mitigation or Enhancement
<p>Site BA359: The smaller site BA359 would have a less significant negative impact on landscape than the larger sized BA311. However, given the significant housing need, it is likely that the larger expansion of BA311 rather than the smaller BA359 would have a more positive effect over objective 1.</p>			

Banbury 2: BA310a – Intensification

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	<p>With additional dwellings proposed on this site (210 residential units instead of 90), it would make a contribution to the objectively assessed need.</p> <p>Furthermore, an increase in housing provision on the site would also increase the percentage of affordable dwellings within the District.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	<p>The Oxford Canal is located less than 500m from the southern border of the site and one unnamed watercourse forms the western site boundary. Both of these watercourses are represented by EA Flood Zones 2 and 3.¹⁶</p> <p>The vast majority of the site lies within Flood Zone 1, with the only exception of an area on the western site boundary. Intensification of residential development within this western half of the site (an increase of 120 dwellings) could result in increased flood risk generated by an increase in impermeable ground, thereby increasing the risk of surface water flooding in close proximity to Flood Zones 2 and 3, with minor negative effects against this objective.</p>	<p>Enhancement: residential development should avoid the areas of flood risk along the western and southern boundary of the site.</p> <p>SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.</p>
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The vast majority of the site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle ward has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace.¹⁷</p> <p>An increase in housing provision on the site would also</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

¹⁶ Environment Agency

¹⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>increase the need for more open spaces.</p> <p>The LSCA¹⁸ notes the area could be enhanced for informal recreation by connecting existing public open spaces, such as the Cemetery to the north. The study indicates this site has a medium to high capacity to accommodate informal recreation but a low capacity for more formal recreation development, as long as this is carried out sensitively whilst maintaining the views into and out of the area and the setting of the Cemetery.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>The site has low capacity for residential development and employment development.¹⁹ The capacity of the site is subject to adequate location of development and mitigation. The effect of the site against this objective depends on implementation.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is largely greenfield land; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres.</p> <p>However, the A423 forms the eastern boundary of the site and the site's southern border is set by Dukes Meadow Drive. These two roads are connected by a roundabout at</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p>

¹⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

¹⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
community				<p>the south eastern corner of the site. These could represent significant noise sources.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is located approximately 2.5 km from Banbury town centre. It is located immediately to the north of existing employment development and in close proximity to existing facilities in the north of the town. The site is adjacent to the edge of the built up area, and due to its size when combined with the eastern half of Banbury 2 (i.e. 43 ha, which could provide approximately 800 dwellings) it is also likely to be able to provide good provision of new services and facilities within the site.</p> <p>An increase in housing provision on the site would also increase the need for local facilities and services.BA311.</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p>
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site is predominantly occupied by agricultural farmland with some isolated farm buildings. It is covered by a mixture of Grade 2 (good) and Grade 3 (good to moderate) agricultural land; therefore this objective is not achievable.</p>	<p>Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located approximately 2.5 km north of Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site would have ready access to the M40 and the town’s arterial network, which would help to minimise travel distances.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Reduction of air pollution would depend on implementation; therefore, an uncertain impact is identified at this stage.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designations on the site. There is some potential for protected species habitats mainly around the cemetery and crematorium. The existing vegetation within the site has been deemed to provide limited habitat potential for wildlife resulting in low ecological sensitivity.²⁰</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p>	Mitigation: Development should promote biodiversity enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	--	--	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Upstanding Village Farmland partly in the Clay Vale Landscape Type. At local level, the site is located in the Upper Cherwell Basin.²¹</p> <p>The landscape sensitivity has been assessed as medium and the visual sensitivity has been assessed as high sensitivity as the site defines the setting of Banbury Cemetery and Crematorium and the rural setting of the town to the south. There is a low capacity for development within the site area.²²</p> <p>The sensitivity of cultural factors is considered to be medium-low.</p> <p>There are no public footpaths crossing the site. A significant</p>	<p>Mitigation: Ensure development is appropriate to the area. Built development on the western portion of the site should be confined to the south eastern corner, with sensitive higher slopes and western slopes/valley to be retained as farmland/ used as informal recreation.</p> <p>Development of the site could provide the potential for improving green infrastructure links to access the wider countryside from the town.</p>

²⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

²¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

²² WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				negative impact is recorded.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	The site is located approximately 2.5 km from Banbury town centre. It is located immediately to the north of existing employment development and in close proximity to existing facilities in the north of the town. However, the achievement of this objective depends on the integration of both sides of the site and the sites' permeability with the existing built up area will depend on implementation.	Enhancement: development should promote sustainable design and implementation of sustainable transport measures
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>No substantial area of flood risk is located in the site, as detailed above.</p> <p>Development on the site may have an adverse impact on water quality of the unnamed watercourse on the western site boundary; however, this would be addressed through the development process.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				negligible effect on water quality overall.	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large enough when combined with the eastern half of Banbury 2 that the residential development planned for within the site would require new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads would need to be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large enough when combined with the eastern half of Banbury 2 that the residential development planned for within the site would require new community facilities and local services, all of which will generate long term employment and training opportunities in the area. At least one school would also be likely to be constructed, further contributing to education opportunities.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, since it is located some distance from the town centre. However, the	

Banbury 2 BA310a – Intensification of Western half of Banbury 2 Hardwick Farm (18 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
tourism sector.				achievement of this objective will depend on implementation of any development.	

Banbury 3 (BA98)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site lies entirely within a EA Flood Zone 1 and EA shows only very small isolated areas susceptible to surface water flooding, shown as areas of 'less' susceptibility ²³ .	Enhancement: SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The Submission Local Plan site lies entirely within Wroxton Ward, which has existing deficiencies in children's playspace and natural/semi-natural and amenity green space. The Options for Growth Site I is also partially located within Banbury Ruscote and Banbury Easington wards. Banbury Ruscote and Banbury Easington have existing deficiencies in children's playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace ²⁴ .	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

²³ EA data set.

²⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The Final Draft LSCA²⁵ notes that the north of the site has a medium capacity to be used for formal recreation although the site could not accommodate high level lighting etc as this would impact upon the adjacent conservation areas; informal recreation could also be contained within this area without having a negative effect upon the adjacent conservation area. Within the south of the area, formal recreation would not be possible without regrading the land which would alter the perception of the valley on the approach to Banbury along Broughton Road. The southern area has a medium capacity to accommodate informal recreation especially in the area of rough grassland around the existing water tower and underground reservoir.</p> <p>Overall there is capacity for connecting to and improving recreation and health through new facilities. Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential development according to the Final Draft LSCA. The study identifies no capacity for employment development.</p> <p>Therefore, a minor positive is identified. Development on the site also has the potential to contribute to improving Bretch Hill Regeneration area.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.

²⁵ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Banbury 3 (BA98) (26.5 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site comprises a mixture of arable land and a small number of isolated properties; however, it is assumed that there is currently no record of crime on the site and there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: Development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The site is located of the western edge of Banbury, immediately adjacent to existing residential development. The development of the site is likely to result in increased traffic and noise, although the site is located close to existing services and facilities. Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site lies approximately 1.5 km from Banbury town centre and benefits from potential integration with the adjacent area services and facilities.	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The Submission Local Plan site is covered by Grade 1 agricultural land, with no existing properties, while the additional area is also covered by the Options for Growth 2008. Site I is mainly comprised of Grade 2 agricultural land and has the buildings associated with Withycombe Farm and with Milestone farm located on it. Therefore, this objective is not achievable and a significant negative impact is identified.	Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse	?	?	?	The site is located approximately 2 km from Banbury town centre and any development of the site would result in increased traffic emissions. However, the site benefits from	Enhancement: development should promote sustainable transport and manage potential impacts on air

Banbury 3 (BA98) (26.5 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
gas emissions and ensure the district is ready for its impacts				potential integration with the adjacent area services and facilities, and achievement of this objective would depend on implementation.	quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no ecological designated sites within the site and there is no BAP priority habitat on the site. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-	-	-	Natural England National Character Area 95: Northamptonshire Uplands County Landscape Character: Farmland Plateau Landscape Type. At a local level, the site lies within the Ironstone Hills and Valleys Landscape Character Area. The site lies within an Area of High Landscape Value ²⁶ . The landscape sensitivity has been assessed as medium sensitivity and the visual sensitivity as medium sensitivity. There is a medium-high capacity for residential development within the Submission Local Plan site; however, residential development would not be appropriate within the southern area, also included in the Options for growth 2008 site I, as it would not be keeping with the existing land uses within or surrounding the area ²⁷ . The site does not have capacity for employment development due to the impact on the landscape and visual character of	Mitigation: A cultural heritage and landscape assessment should be provided as part of any proposal for development, which details mitigation and enhancement measures to address the historic environment. Existing public rights of way should be protected and enhanced.

²⁶ Cherwell District Council data set

²⁷ WYG (March 2013), *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Banbury 3 (BA98) (26.5 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the area and the conservation areas. The site is assessed as having medium capacity for informal recreation with medium to low capacity for woodland.</p> <p>Drayton Conservation Area lies immediately west of the northern site area, and the Wroxton Historic Park and Garden lies further to the west. Although the site does not lie within the conservation area, development of the site may have an adverse impact on its setting. There are listed buildings at Withycombe Farm, on the Options for Growth site.</p> <p>Two public rights of way traverse the site. A minor negative impact is recorded.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>Since the site is located approximately 1.5 km from Banbury town centre and adjacent to existing residential development, sustainable transport measures would be likely to be introduced. However, the site benefits from potential integration with the adjacent area services and facilities, and achievement of this objective would depend on implementation.</p>	<p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>There are no watercourses within the site, and no substantial areas of flood risk, as detailed above. Therefore, the development is unlikely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. Therefore, modern residential and employment development would pose a limited risk to water quality.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs
18. To sustain and develop economic	+	+	+	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local</p>	Enhancement: Include good provision of services and facilities to reflect the

Banbury 3 (BA98) (26.5 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.				services, all of which will generate long term employment and training opportunities in the area.	community's needs
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury.	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Banbury 4 & 12: Extension to Bankside Phase 2 & Relocation of Football Club (Site BA341 including BA373, BA374 and Land south of Bankside Phase 2 and immediately adjacent to Rugby club)

Note that the boundaries for sites BA341 and BA373 are the same, and cover the whole area shown by both the allocated sites for Banbury 4 and Banbury 12 in the Submission Local Plan. Site BA374 covers only the area shown by the Banbury 4 allocation in the Submission Local Plan. The site called "Land south of Bankside Phase 2 and immediately adjacent to Rugby club" extends from the southern boundary of the Banbury 4 site and wraps around the eastern boundary of Bodicote Park rugby ground (referred to for brevity in this matrix as "Land south of Bankside"). The whole site, i.e. BA341 plus the Land south of Bankside, has been appraised in the matrix below both in terms of the residential development proposed on the Banbury 4 and Banbury 12 sites, and the relocation of the football club to the Land south of Bankside. In addition, the specific effects of potentially developing housing on the site that was going to accommodate the relocation of the Football Club (Banbury 12) has been considered in the final row at the bottom of the matrix.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The BA341 site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need. Relocation of the football club to the Land south of Bankside would not have an effect on this SA objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The BA341 site and Land south of Bankside lie entirely within EA Flood Zone 1. ²⁸ There are however small areas illustrated as being at risk within the BA341 site. These include a small area in the north is shown to be at low risk where the topography slopes towards the hedge line in the centre. A narrow area is shown to be at low risk along the south-western boundary of the site, and an area in the western region of the site is shown to be at low to medium risk, both where surface water is likely to pond alongside the elevated access roads. There are also small areas illustrated as being at risk for the Land south of Bankside. These include a narrow area at low	Enhancement: SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.

²⁸ EA data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>risk along the south-western boundary of the site, and areas at low to medium risk in the eastern region of the site, alongside the elevated access road to Manor Farm.²⁹</p> <p>For both the BA341 site and Land south of Bankside, the EA's updated Flood Map for Surface Water shows that the risk of flooding from surface water runoff from land is very low. EA and CDC Historical Flood Maps illustrate no historical incidents of surface water flooding have been reported at the site. The EA's Areas Susceptible to Groundwater Flooding maps illustrate that one third of the site is susceptible to groundwater emergence.³⁰</p>	
<p>3. To improve the health and well-being of the population & reduce inequalities in health.</p>	+	+	+	<p>The site lies within Bloxham and Bodicote ward. Bloxham and Bodicote has an existing deficiency in children's playspace and natural/semi-natural and amenity green space.³¹</p> <p>The 2013 LSCA³² identified a medium capacity for formal recreation in the Banbury 12 part of the site as the existing rugby ground could be extended northwards. However, the expansion of residential development from the Banbury 4 residential site into the Banbury 12 site would result in the loss of the site proposed for the relocation of the football ground. If this were to happen however, alternative land has been proposed for the football ground immediately to the south of BA341 (Land south of Bankside). Given the access to existing formal and informal recreation areas, plus the additional football club proposed development, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	<p>Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.</p>

²⁹ URS (August 2014) *Level 2 SFRA Second Addendum*

³⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

³¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³² WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
4. To reduce poverty and social exclusion.	+	+	+	Provision of new housing or employment development on the BA341 site would have the potential to reduce poverty and social exclusion. The BA341 site has high capacity for residential development. ³³ Therefore, a minor positive effect is identified. The Land south of Bankside site has a medium-low capacity for residential development ³⁴ , and is only proposed for relocation of the football club, so would not contribute to this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The BA341 site and Land south of Bodicote are currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The southern and eastern boundaries of BA341 are formed by two unnamed rural roads and Oxford Road (A4260) is very close to the western corner of the site. Furthermore, the site lies adjacent to a rugby ground, and relocation of the football ground is proposed to the to the south of the site (on Land south of Bankside). Both sports facilities are likely to generate some intermittent noise and traffic on match days.</p> <p>The development of the sites is likely to result in increased traffic and noise. However, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	Enhancement: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The BA341 site and Land south of Bodicote lie approximately 3 km from Banbury town centre and less than 1 km east of Bodicote. The sites are located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. Ensure that access to the new

³³ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

³⁴ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>site would improve accessibility to local facilities within the Bankside Phase 1 development. The 2013 LSCA indicates the BA341 site has a high capacity for residential development as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north.³⁵</p> <p>As an extension to Bankside Phase 1, it would become adjacent to the edge of the built up area, and due to its large scale (i.e. 27 ha and up to 540 dwellings) is likely to be able to achieve good provision of new services and facilities within the site, including local centres, primary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> <p>The proposed expansion of Bankside Phase 2 would result in the relocation of the proposed football ground from the field to the west (Banbury 12 site allocated in the Submission Local Plan), to the south of the site (Land south of Bankside). The new location is slightly further away from the centre of Banbury and the local centre of Bodicote. However, the new location remains directly adjacent to the existing rugby club. If access to the new football ground could be provided close to this existing sports facility, any negative effect associated with the relocation and this objective would be minimised and marginal, maintaining a minor positive effect overall.</p>	<p>football ground is provided close to the existing rugby club.</p>
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and</p>	--	--	--	<p>The BA341 site and Land south of Bodicote are mostly covered by Grade 2 (very good) and a small amount of Grade 3 (good) agricultural land in the eastern corner of the Banbury 4 site and there are no existing buildings on the site; therefore this objective is not achievable.</p>	<p>Mitigation: development should promote sustainable design to create an attractive, high quality environment.</p>

³⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
encouraging urban renaissance.					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The BA341 site and Land south of Bodicote are located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions.</p> <p>The sites are located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on these sites would improve accessibility to local facilities within the Bankside Phase 1 development and within Bodicote.</p>	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designated sites within the BA341 site and no BAP priority habitats on the site. The site is relatively simple in composition and therefore has a limited potential for wildlife habitats and diversity with low ecological sensitivity overall.³⁶ Similarly, the Land south of Bankside site has an absence of vegetation apart from low diversity shelter belts located around the boundaries of Bodicote Park. Hedgerows have been removed from the adjacent field boundaries although a number of mature deciduous trees remain on the field boundaries. The value of natural factors within the area is Low.³⁷</p> <p>Both sites are greenfield; therefore any development on the sites could have a negative impact on biodiversity. However, due to the lack of ecological features within the sites there is a low value for natural factors and the development of these sites would help minimise development of other greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	Mitigation: Development should also promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for	+	+	+	Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Character: Upstanding Village Farmlands Landscape Type. At local	Enhancement: development should be in accordance with the principles of good urban design to ensure high

³⁶ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

³⁷ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

SA Objective	Duration			Assessment	Mitigation or Enhancement
<p>enjoyment, the district's countryside and historic environment.</p>				<p>level, the sites are located in the Cherwell Valley character area.³⁸</p> <p>The landscape sensitivity for site BA341 has been assessed as medium-low landscape sensitivity and the visual sensitivity has been assessed as medium sensitivity. There is a high capacity for residential development within the site as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north. However, the site is considered unsuitable for commercial or industrial development. The site has medium potential for recreation use with low capacity for woodland.</p> <p>There are no heritage designations located on site or adjacent to the site.</p> <p>A public footpath runs along the southern boundary of BA341 in between the area proposed for residential development and the new area proposed for the football ground (Land south of Bankside).</p> <p>Similar to site BA341, the area covered by the Land south of Bankside boundary was also assessed as having medium-low landscape sensitivity, medium visual sensitivity and overall medium-high landscape capacity.³⁹ However, its capacity for residential development is medium to low as it may result in the visual coalescence of Bodicote and Twyford, whereas its capacity for recreation development is considered to be high as it would continue the existing formal recreation use in the form of the rugby club with the potential for expansion and would maintain the separation of built development between Bodicote and Twyford.⁴⁰ The LSCA Addendum assessed the Land south of Bankside site as well as the adjacent Bodicote Park rugby ground within</p>	<p>quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p>

³⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft* and WYG (July 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*.

³⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*.

⁴⁰ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*.

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>the same assessment, however, it is considered that the finding for recreation development capacity is still valid given the rugby ground would be adjacent.</p> <p>Overall, the sites are assessed as minor positive.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	+	+	+	<p>The BA341 site and Land south of Bodicote are located approximately 3 km south of Banbury town centre, in a rural area, and development on these sites would be likely to result in increased traffic. However, the sites benefit from potential integration with the adjacent area services and facilities in Bodicote and Bankside Phase 1. Therefore, a minor positive impact is identified.</p>	<p>Mitigation: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. Code for Sustainable Homes level required and sustainable use of resources in construction).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	?	?	?	<p>Development on these sites would be likely to result in increased waste generation; however, the achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p>	0	0	0	<p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>There are no watercourses within these sites, and limited risk of flooding, as detailed above. Therefore development would pose a limited risk to water quality.</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the sites. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The BA341 site is large scale (27 ha) and together with the development of the football club on the Land south of Bankside site would be able to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the sites will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The BA341 site is large scale (27 ha) and together with the development of the football club on the Land south of Bankside site would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable	+	+	+	<p>It is considered unlikely that the development of site BA341 for residential uses would enhance the tourism sector within Banbury. However, the relocation of the football club to the</p>	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking

Banbury 4&12: Extension to Bankside Phase 2 & Relocation of Football Club (Site BA341 including BA373, BA374 and Land south of Bankside)

SA Objective	Duration	Assessment	Mitigation or Enhancement
tourism sector.		Land south of Bankside may have a positive effect on the tourism sector.	advantage of the location.
<p>Banbury 12 site: The expansion of the Banbury 4 residential site into the Banbury 12 site would result in the loss of the site proposed for the relocation of the football club, which could have had negative effects in relation to SA objective 3 (health); however, alternative land has been proposed for the football club immediately to the south of BA341 (Land south of Bankside). This site was assessed in the 2013 LSCA as having a high capacity for residential development as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north, therefore, a minor positive effect on SA objective 11 would be expected if this site were developed for housing instead of the football club.</p> <p>Land south of Bankside: This site is proposed for the relocation of the football club (from Banbury 12, if Banbury 12 is used for residential development). This site boundary was assessed as having medium-high landscape capacity, and high capacity for recreation development as it would continue the existing formal recreation use in the form of the rugby club with the potential for expansion and would maintain the separation of built development between Bodicote and Twyford⁴¹, therefore, a positive effect on SA objective 11 would also be expected if this site were used for the football club relocation.</p>			

⁴¹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

Banbury 5 (BA356)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within EA Flood Zone 1 and there are no surface watercourses within the site boundary. There are also no areas susceptible to surface water flooding within the site.	Enhancement: SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Banbury Hardwick ward, which has existing deficiencies in children’s playspace, allotment and tennis court provision. The Greenspace Strategy Action Plan for the town indicates a future need for a 3.3 hectare park, ideally on the north west outskirts of the town⁴².</p> <p>A public footpath from Drayton to Hanwell crosses the north- west corner of the site and a footpath runs along the north-east edge of the site. The amenity areas of the site are publicly accessible.</p> <p>According to the Final Draft LSCA⁴³, the site has medium capacity for informal recreational use within the northern</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west.

⁴² Cherwell District Council (2008) Cherwell Green Spaces Strategy 2008-2016

⁴³ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Banbury 5 (BA356) (26 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				area, with enhancements to the area immediately north of Dukes Meadow Drive.	
4. To reduce poverty and social exclusion.	+	+	+	Provision of new housing development on the site would have the potential to reduce poverty and social exclusion, since the site has medium capacity for residential development, although it has low capacity for employment development, according to the Final Draft LSCA (March 2013). Therefore, a minor positive is identified.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is not previously developed; therefore there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. New development may be able to provide new cultural facilities to improve provision of this part of Banbury. New development may also enhance the area.</p> <p>However, the B4100 (Warwick Road) forms the western boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>The development is located near to existing homes which create little noise and therefore there will not be any significant negative effects for residents of new development. New development will cause minimal noise.</p> <p>Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.</p>	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities.	+	+	+	The site is located approximately 2-3 km north west of Banbury town centre and approximately 2 km from	Enhancement: Include good provision of services and facilities, to

Banbury 5 (BA356) (26 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Banbury industrial estate. It is relatively close to existing facilities at Hanwell Fields and North Oxfordshire Academy; however, it is relatively distant from existing employment areas.</p> <p>The site has medium capacity for residential development (in its northern area), which may impact on existing services and facilities such as school places. The capacity of existing services and facilities should be established at the detailed development stage.</p>	reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site is covered by Grade 2 agricultural land. There are some isolated buildings located within the site, which may have the potential to be re-used.</p> <p>This objective is unlikely to be achieved and will result in the loss of agricultural land.</p>	Mitigation: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located 2.5 km north west of Banbury town centre and is not previously developed; therefore, any development of the site would result in increased traffic emissions. However, the site is located adjacent to an existing secondary school and it has the potential to link with Hanwell Fields, despite the local services being situated at the eastern end of the Hanwell Fields development.</p> <p>The site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Land at Drayton Lodge Farm (BA361) allocation.</p> <p>Achievement of this objective will depend on implementation.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.

Banbury 5 (BA356) (26 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are areas of BAP priority habitat (lowland mixed deciduous woodland) located in the north area of the site. There are no other national or local designated sites on the site and no BAP priority habitats.</p> <p>The site does not directly impact on any water course and there are no records of protected or significant species within the site or immediately adjacent to it.</p> <p>Due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	Enhancement: development should promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-	-	-	<p>Natural England National Character Area 95 County Landscape Character: Farmland Plateau⁴⁴</p> <p>District Landscape Character: incised ironstone plateau⁴⁵</p> <p>The site is located within an Area of High Landscape Value⁴⁶. The site is assessed as having medium to high landscape and visual sensitivity. The site has low to medium potential for development, with medium capacity for residential development and low capacity for employment. The site is assessed as having high capacity for informal recreation use and woodland. There are no designated heritage assets within the site boundary. Hanwell conservation area is located to the north of the</p>	<p>Mitigation: ensure development on the site is appropriate to the setting, given the presence of the landscape and cultural heritage designations. A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site.</p> <p>The woodland buffer in the northern area of the site should be retained and enhanced. Views of development should be screened</p>

⁴⁴ Oxfordshire Wildlife and Landscape study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

⁴⁵ Cherwell District Landscape Assessment (1996)

⁴⁶ Cherwell District Council Data set

Banbury 5 (BA356) (26 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>site but the setting is not directly affected by the site due to the structure planting located on the northern boundary. The site is however linked to the historic landscape to the east. The cultural sensitivity of the site is assessed as medium.</p> <p>Two public footpaths cross the site and there are a number of other informal footpath routes within this area.</p>	<p>from Warwick Road.</p> <p>Development should be sympathetic to the landscape and visual qualities of the site and be in keeping with existing residential properties to the north of Dukes Meadow Drive.</p> <p>Public footpaths/historic routes should be protected and enhanced.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>The site is located approximately 2.5 km north west of Banbury town centre and 1.5 km north east of Drayton village. It is adjacent to existing residential development, including an existing secondary school, and it has the potential to link with Hanwell Fields, despite the local services being situated at the eastern end of the Hanwell Fields development.</p> <p>Sustainable transport measures would be likely to be introduced, as the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Land at Drayton Lodge Farm (BA361) allocation.</p> <p>Achievement of this objective would depend on implementation.</p>	<p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	There are no watercourses within the site, and no substantial areas of flood risk, as detailed above. Therefore, the development is unlikely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. Therefore, modern residential and employment development would pose a limited risk to water quality. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: SuDS measures should be implemented to reduce surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Distributor roads will be constructed ensuring that the sites	Enhancement: Include good provision of services and facilities to reflect the community's needs

Banbury 5 (BA356) (26 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, the recreational routes on the site may make it attractive to visitors.	Mitigation: new development should seek to include visitor attractions, including greenspace.

Banbury 8 (BA316)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site has capacity to contribute a moderate number of homes to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within ES Flood Zone 1 and there are no surface watercourses located within or near to the site. There are no areas on the site shown as susceptible to surface water flooding.	Enhancement: Implementation of SuDS measures should be implemented to reduce surface water run off. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	0	0	0	<p>The site is located in the centre of Banbury, adjacent to a busy road junction. Therefore the site will have access to existing services and facilities in this area; however, it may experience poor air quality. There is a series of public footpaths located to the north and south of the site.</p> <p>The site is located within the Banbury Grimsby and Castle Ward which has existing deficiencies in children’s play space, allotment and tennis court provision⁴⁷. However, the site is considered less suited to formal recreational development, due to the urban context of the site, giving rise to a medium – low capacity for both formal and informal recreational development⁴⁸.</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west.

⁴⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁸ WYG (2013) Banbury Landscape Sensitivity and Capacity Assessment (Final Draft)

Banbury 8 (BA316) (1.8 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion, as the site has medium capacity for residential development and medium-high capacity for employment development according to the Final Draft LSCA (March 2013). Development on the site would also have ready access to existing services and facilities in Banbury. Therefore, a minor positive is identified.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The site is previously developed and the regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. Although, new development may provide new cultural facilities to enhance existing provision in and around the town centre. However, the development is located in central Banbury and noise concerns may be an issue Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation'	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities.	++	++	++	The site is located in central Banbury, close to existing facilities. It is therefore in a highly accessible location. There is a recycling point located on the site, and the site is approximately 180 m east of Peoples Park and approximately 200 m west of Castle Quay Shopping Centre. The site is in close proximity to existing commercial and	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

Banbury 8 (BA316) (1.8 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>employment development in the town centre and eastern part of the town. Redevelopment should help improve connectivity within the town centre.</p> <p>A significant positive is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The development of this site would achieve this objective as much of the site is on previously developed land. Due to its close location to the town centre it would help in achieving urban regeneration.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>Development of the site would promote walking and cycling and reduce the need to travel, as the site is located within the existing town centre.</p> <p>There is potential for good connectivity given the site's location and range uses nearby, which would limit the need to travel. Therefore, a major positive effect is identified.</p>	Enhancement: promote the inclusion of energy efficiency measures in new development.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no locally or nationally designated sites within or near to the site boundary.</p> <p>There is limited opportunity to conserve and enhance biodiversity on the site, which is currently built up. However, this will depend on implementation.</p> <p>Due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	Enhancement: development to incorporate planting and landscaping to encourage biodiversity.

Banbury 8 (BA316) (1.8 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-	-	-	<p>The site is located within the Banbury Urban Area and therefore outside of Natural England's National Character Areas and at a Local level is categorized as Urban Area within the Cherwell District Council Landscape Assessment.</p> <p>The southern area of the site is located within Banbury Conservation Area and there is one listed building in the western area of the site. Further listed buildings are located immediately south of the site. Some of the buildings are of poor quality but the site contributes to the historic town centre core and has the potential for archaeological remains associated with the medieval town and castle.</p> <p>The site has low landscape and visual sensitivity and is assessed as having high capacity for development overall. The site has medium capacity for residential development focussed on the Castle Street frontage and medium to high capacity for commercial development, with medium to low capacity for recreation and low capacity for woodland.</p>	Enhancement: development should take account of the cultural heritage setting of the site, and a cultural heritage assessment should be undertaken as part of any future development of the site.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	++	++	++	<p>The site is located within Banbury town centre and development in this location may help to reduce road congestion and provide improved connectivity/accessibility. It would potentially reduce distances to travel to work and would enable sustainable transport modes such as walking, cycling and public transport.</p>	Enhancement: ensure that new development incorporates sustainable transport links with neighbouring developments within Banbury.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.

Banbury 8 (BA316) (1.8 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	There are no watercourses within the site, and no substantial areas of flood risk, as detailed above. Therefore, the development is unlikely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. Therefore, modern residential and employment development would pose a limited risk to water quality. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: SuDS measures should be implemented to reduce surface water run-off and ensure improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	The site is close to existing town centre developments; therefore, there may be the opportunity for complimentary heat loads and implementation of a combined heat and power district heating system. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	

Banbury 8 (BA316) (1.8 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site may be able to accommodate some commercial and employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	Enhancement: Include good provision of services and facilities to reflect the community's needs
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	The regeneration of this town centre site would provide improved facilities and an improved sense of place, which would enhance the attractiveness of the town centre to visitors.	Enhancement: development should enhance links to and information about tourist attractions within the Banbury area.

BAN 4: BA66 – Land South of Salt Way (including BA362, BA 368, BA369, BA370)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site is located entirely within Flood Zone 1. There is one small surface watercourse on the southern site boundary, to the north of Wykham Farm, which originates on the site and flows west to east into a pond outside of the site.⁴⁹</p> <p>EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central area of the site, with areas of 'less' and 'intermediate' susceptibility shown following field boundaries running north-south.⁵⁰</p> <p>Therefore there is likely to be a negligible effect against this objective.</p>	Enhancement: Any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The western portion of the site lies in Banbury Easington ward and the eastern portion lies within Bloxham and Bodicote ward. Banbury Easington ward has existing deficiencies in amenity greenspace, allotments and children's playspace. Bloxham and Bodicote ward has</p>	Enhancement: Development should include recreational routes connecting the site to the existing footpath network to the north and west. Any loss of existing allotments, playing fields and recreation grounds should be relocated on other parts of the site.

⁴⁹ Environment Agency data set

⁵⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

BAN 4: BA66- Land South of Salt Way (including BA362, BA 368, BA369, BA370)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>existing deficiencies in natural/semi- natural and amenity greenspace, children’s playspace and tennis court provision.⁵¹</p> <p>Salt Way, which forms the northern site boundary, is of significant recreational value and there is a network of recreational footpaths crossing the site. National Cycle Route 5 also follows the Salt Way.⁵²</p> <p>Well used allotments, Banbury cricket club and Bodicote recreation ground are all located in the east part of the site.</p> <p>There is a medium potential for informal and formal recreation within the area.⁵³ Any loss of existing allotments, playing fields and recreation grounds are likely to be able to be relocated on other parts of the site.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The 2013 LSCA⁵⁴ states that the whole site identified as BA66 has a capacity of medium to low for both residential and employment development, weighted more towards low than medium.</p> <p>The 2014 LSCA⁵⁵ states that the north western third of the site has a high capacity for residential development and a low capacity for employment development and the north eastern end of the site has a medium to high capacity for residential and a low capacity for employment development</p> <p>The Salt Way currently forms a defined green edge to the town maintaining the intrinsic landscape qualities of the agricultural land, associated heritage features and Wykham Park beyond to the south and to the setting of Salt Way itself. In parts of the site, residential or employment development would alter the visual and physical perception of the overall landscape character within the site and wider</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.

⁵¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁵² Sustrans data set

⁵³ WYG (2013 and 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁵⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁵⁵ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				area and should therefore be avoided. However, there are pockets with higher capacity to accommodate residential development (i.e. in the north east of the site) which may contribute positively to reducing poverty and social exclusion if new affordable homes and communities are developed. Therefore, overall, a minor positive effect is recorded.	
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. An uncertain effect is identified at this stage.	Enhancement: Development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The A361 forms the north western boundary of the site and could represent a significant noise source. However, the majority of the site lies at relative distance from any significant noise sources.</p> <p>Banbury cricket club and Bodicote recreation ground are located within the site.</p> <p>The development of the site is likely to result in increased traffic and noise; however, there would be potential to increase cultural facilities in the area. The achievement of this objective will largely depend on implementation.</p>	Enhancement: Include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel. Ensure provision of new cultural facilities.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. It is close to existing schools at Easington and relatively close to major employers in the south of Banbury. However, it is relatively distant from existing employment areas in the town centre.</p> <p>Development of the site could take advantage of access to existing services and facilities in Bodicote to the east but due to its large scale (i.e. over 135 ha) the site is likely to be able to ensure good provision of new services and facilities, including local centres, primary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to</p>	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

BAN 4: BA66- Land South of Salt Way (including BA362, BA 368, BA369, BA370)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				the achievement of this objective.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site comprises primarily not previously developed, and is largely covered generally by Grade 2 (very good) and Grade 3 (good) agricultural land. The Grade 3 land is concentrated in the north west corner of the site within site BA368.</p> <p>This objective is considered not achievable and a significant negative effect is therefore identified.</p>	Mitigation: Development should encourage reuse of buildings where possible and sustainable design.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located within 1-2 km of Banbury town centre and any development of the site would result in increased traffic emissions. However, some journeys by walking and cycling may be encouraged as there are existing recreational routes in the area, along the northern site boundary (along Salt Way) and running north-south across the site. National Cycle Route 5 also follows the northern site boundary, along Salt Way.⁵⁶</p> <p>The site is relatively close to existing schools and existing facilities to the West of Banbury, which may also encourage walking and cycling.</p> <p>However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p>	Enhancement: Development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	-	-	-	<p>The site does not contain any designated habitats or surface water features. However, the Salt Way is a proposed Local Wildlife Site.⁵⁷</p> <p>An area of approximately 4 ha in the eastern part of the site contains BAP priority habitat (lowland wood pastures and parkland), and some smaller isolated areas of BAP priority</p>	Mitigation: Ecological surveys should be provided as part of any proposal for development. Any development proposals would need to be cognisant of the ecological impacts to the site of taking it forward, notably to habitats, reptiles and bats.

⁵⁶ Sustrans data set

⁵⁷ TVERC data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>habitat (lowland mixed deciduous woodland and lines of very young plantation) are located in the central and western parts of the site.</p> <p>The 2013 and 2014 LSCA⁵⁸ identifies the site's ecological sensitivity as medium due to the variety of habitats and the potential for protected species to be present throughout the site. Development of the site could result in degradation of the adjacent Proposed Local Wildlife Site and loss of BAP habitat, therefore a minor negative effect is identified on this objective.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	--	--	--	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the area as being within the Upstanding Village Farmlands Landscape Type. At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.⁵⁹</p> <p>The 2013 LSCA states that the combined landscape sensitivity and visual sensitivity of the site is medium – high. Overall, a capacity of medium to low is identified for both residential and employment development across the whole development. However, the 2014 LSCA states that the north western third and the north eastern end of the site has a high capacity for residential development and a low capacity for employment development.⁶⁰</p> <p>The site contributes to the setting of the town. Two public footpaths cross the site and another public footpath runs along the western boundary of the site. A public bridleway and historic route, Salt Way, runs along the northern boundary of the site and forms a mature green edge to the town.⁶¹ There is visual sensitivity in relation to the Salt Way</p>	<p>Mitigation: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site.</p> <p>Existing hedgerows should be protected and enhanced, including the boundary with Salt Way.</p> <p>Existing public rights of way should be protected/enhanced.</p>

⁵⁸ WYG (September 2013 & August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft/Addendum*

⁵⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁶⁰ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁶¹ LDA Design (March 2013) *Banbury Analysis of Strategic Development Potential; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>footpath and National Cycle Route, which is used by a large number of people.</p> <p>Wykham Farm and Wykham Park Farm are located on the southern boundary of the site along Wykham Lane. Wykham Farm contains a listed building, the setting of which will have to be preserved. Bodicote Conservation Area is located immediately south east of the site, and development on this wider site may have an adverse impact on its setting. Furthermore, the National Monument Record notes the presence of two ring ditches in the south east quarter of the site.</p> <p>Therefore, while there are pockets of the site suitable for residential development, the development of the site as a whole would result in significant negative effects against this objective.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is located 1-2 km south of Banbury town centre and immediately north west of the village of Bodicote. It will have access to services and facilities in these locations; however, the achievement of this objective would depend on implementation.</p>	<p>Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury. Promote energy efficiency and on-site renewable energy generation.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve</p>	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
the sustainable management of waste				Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>There is one small watercourse on the site towards the southern boundary. The risk of flooding from surface water runoff from land is greater in the central area of the site. The significant scale of development that could be achieved on this large site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have negligible effect on water quality overall.</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The site is large in size and could accommodate a district heating system, promoting energy efficiency; however, the achievement of this objective would depend on implementation. Although the site lies 1-2 km distance from Banbury town centre, there are various complementary heat loads within the local area, including the schools and hospital at Easington.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high	++	++	++	The site is large enough to accommodate commercial and	Enhancement: Include good provision

BAN 4: BA66- Land South of Salt Way (including BA362, BA 368, BA369, BA370)

SA Objective	Duration			Assessment	Mitigation or Enhancement
and stable levels of employment so everyone can benefit from the economic growth of the district.				<p>employment land, new community facilities and local services in addition to residential development, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services in addition to residential development, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. There is some potential to enhance the footpath and cycle network associated with Salt Way, which may promote the location for visitors.</p>	

BAN 4: BA66- Land South of Salt Way (including BA362, BA 368, BA369, BA370)

SA Objective	Duration	Assessment	Mitigation or Enhancement
<p>Site BA368 – The site is located approximately 1-2 km south of Banbury town centre. It is not previously developed, although there are farm buildings at Wykham Farm and Wykham Park Farm, as well as Banbury cricket club and Bodicote recreation ground located on the site. There is one watercourse and a pond on the site; however, the site lies entirely within Flood Zone 1. The site is largely covered by Grade 3 agricultural land compared with Grade 2 land within the surround area to the south and east of the site. A District Wildlife Site and proposed Local Wildlife Site (The Salt Way) is located immediately north of the site. The 2014 LSCA identifies this area as having a high capacity for residential development.</p> <p>Site BA362 – The site is smaller than BA368 and slightly further away from the centre of Banbury. Therefore, it is able to accommodate less development, i.e. housing and employment. The site is closer to the Bodicote Conservation Area to the south east, contains an allotment and sits directly adjacent to Banbury cricket club and Bodicote recreation ground at its eastern boundary. The entire site is on Grade 2 agricultural land, compared with most of the land in site BA368 being Grade 3 agricultural land. While both sites would score a significant negative effect against SA objective 8, site BA362 would have a greater significant impact, being entirely Grade 2 agricultural land.</p> <p>Site BA370 – The site is largely the same as site BA362 with the exception that it does not include the allotment land to the south. Therefore, the development of this site is likely to have a less significant negative impact as the allotment could be retained.</p> <p>Overall, Site BA368 scores better than site BA362 and BA370 in the SA.</p>			

Land at Crouch Farm, West of Bloxham Road, BA308 including BA366 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. ⁶² EA mapping shows that there are small areas at risk of flooding from surface water runoff west and north of Crouch Farm and in the southern area of the site, shown as areas of 'less' susceptibility. ⁶³	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health	+	+	+	The site lies on the western edge of Banbury, approximately 1-2 km south west of the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children's playspace. ⁶⁴ Salt Way, which forms the northern site boundary, is of significant recreational value	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east.

⁶² Environment Agency data set

⁶³ URS (August 2014) *Level 2 SFRA Second Addendum*

⁶⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

				<p>and there are recreational footpaths crossing the site near Crouch Farm and near Bloxham Road. National Cycle Route 5 also follows the Salt Way.⁶⁵</p> <p>The LSCA⁶⁶ indicates low capacity for formal recreation as the area is isolated from urban areas to the north east by Salt Way. Capacity for informal recreation is Medium as the area could be enhanced through the introduction of green infrastructure and connectivity with Salt Way.</p>	
4. To reduce poverty and social exclusion	+	+	+	<p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime	?	?	?	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The A361 (Bloxham Road) forms the eastern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>However, the achievement of this objective will largely depend on implementation.</p>	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel, such as improving the connectivity of footpaths and cycle network.

⁶⁵ Sustrans data set

⁶⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

<p>7. To improve accessibility to all services and facilities</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury and is relatively close to existing services in south Banbury.</p> <p>Development of the site (due to its proximity to existing services and facilities but due to its large scale) is likely to be able to achieve good provision of new services and facilities within the site, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> <p>Perimeter and other major access roads as well as distributor roads would need to be constructed to ensure that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p>
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is not previously developed; however, some farm buildings are located on the site, at Crouch Farm. Approximately half of the site is covered by Grade 2 agricultural land, in the west and south, with the northern and eastern sections covered by Grade 3 agricultural land.⁶⁷</p> <p>This objective is unlikely to be achievable; however there may be some opportunity to reuse existing buildings.</p>	<p>Mitigation: existing buildings should be re-used where possible.</p>
<p>9. To reduce air pollution including</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The site is located within 2 km of Banbury town centre. The site is not previously</p>	<p>Mitigation: development should promote sustainable transport and manage</p>

⁶⁷ DEFRA data set

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

<p>reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>				<p>developed but is relatively close to existing services in south Banbury reducing the need to travel. There is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p>	<p>potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	-	-	-	<p>There are no national or local designated sites located on the site. However, a proposed Local Wildlife Site (The Salt Way) forms the northern site boundary. The Bretch Local Wildlife Site is located approximately 300 m north west of the site.⁶⁸</p> <p>An area of approximately 0.5 ha in the centre of the site contains BAP priority habitat (young plantation). The variety of habitat types results in a Medium to Low natural sensitivity.⁶⁹</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. Development on this site could result in the loss of BAP habitat.</p> <p>A minor negative impact is identified.</p>	<p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment</p>	--	--	--	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁷⁰</p> <p>The site is assessed as having medium-high landscape sensitivity and high visual sensitivity. The area is contained to the south of Salt Way and in order to merge with the</p>	<p>Mitigation: a full landscape and visual assessment, and an archaeology and cultural heritage assessment, should be undertaken in respect of any new development on the site.</p> <p>Public rights of way should be protected and enhanced.</p>

⁶⁸ TVERC data set

⁶⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁷⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

		<p>existing urban fringe development would require visual and physical connection to the residential area to the north east to prevent it appearing isolated. There is potential to accommodate some residential development in the north east corner of the site although not fully extending to the west past Crouch Farm as this may alter the context of the views from the south west. The capacity for residential development is Medium to Low.⁷¹</p> <p>There is a low capacity for commercial and industrial development which would affect the local character and setting of Salt Way and would not complement the surrounding land use.⁷²</p> <p>The site is currently occupied by arable land and the area around Crouch Farm shows evidence of ridge and furrow and pre-enclosure field boundaries. South of Crouch Farm, the site is of low sensitivity where the fields have been amalgamated into prairies.</p> <p>The site contributes to the setting of Banbury as a historic town from the south-west and in the surroundings of the Salt Way. Crouch Farmhouse is a Grade II Listed Building. There is also a National Monument Record (flint implement finding) located approximately 120 m west of the south western site boundary, which may be indicative of further buried archaeological remains.</p> <p>Two public footpaths cross the site linking the town and Crouch Hill to the surrounding countryside.</p>	
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⁷¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁷² WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

				Development on the site is likely to have an adverse impact on landscape and visual amenity on the western approach to Banbury; therefore a minor negative impact is identified.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	The site is located within 2 km of Banbury town centre. The A361 forms the eastern boundary of the site and a minor road between Banbury and Broughton lies within 400m of the southern site boundary. The northern site boundary is formed by the Salt Way recreational route, which also forms part of National Cycle Route 5. Any development on the site would be likely to increase traffic volumes; however, achievement of this objective would depend on implementation.	Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve	0	0	0	There are no surface watercourses on the site, and only small areas are at risk of flooding from surface water runoff.	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

sustainable water resources management				<p>The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have negligible effect on water quality overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district	++	++	++	<p>The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

				well as distributor roads would need to be constructed ensuring that the site’s new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district	++	++	++	The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are may also be required.	Enhancement: Include good provision of services and facilities to reflect the community’s needs.
19. To encourage the development of buoyant, sustainable tourism sector	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity with the footpath and cycle network associated with Salt Way, which may promote the location for visitors.	Add mitigation/enhancement relating to connectivity of footpath/cycle networks (already covered in the policy)
<p>Site BA366: The development of the smaller site BA366 as an alternative to the development of the larger BA308 would, comparatively, have reduced effects on the majority of the sustainability objectives, e.g. potentially a less negative effect on the landscape and cultural heritage and loss of high grade agricultural land. However, as the development of the larger BA308 would provide more housing, local facilities and services, it is likely that site BA366 would have a more limited positive effect on the SA objectives 1, 17 and 18.</p>					

BA69 – Land at Crouch Hill (Including BA365 and BA378 which already has planning permission for 40 dwellings)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute a large number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. A small pond is located on the north side of Crouch Hill. EA mapping shows that the risk of flooding from surface water runoff from land is greater in the northern area of the site, with areas of 'less' and 'intermediate' susceptibility. ⁷³	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children's playspace. ⁷⁴ There are footpaths on the summit of Crouch Hill, in the south east area of the site. The site has no capacity for formal recreation facilities and medium to low capacity for informal recreation around	Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south.

⁷³ Environment Agency data set

⁷⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Crouch Hill. ⁷⁵	
4. To reduce poverty and social exclusion.	+	+	+	The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. Broughton Road forms the northern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. There is limited capacity for integration with the existing area; however, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities.	+	+	+	The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, there are constraints, such as the topography of the area, to the integration of the site with the existing urban area and access to existing facilities there.	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

⁷⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>It is assumed that due to the large scale of the site an appropriate range of services and facilities to support the growing population including younger and older people would be provided as part of the development of sites, or that existing services and facilities would be expanded.</p> <p>Therefore, the site is likely to have a minor positive effect on this objective overall.</p>	
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	--	--	--	<p>The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, near to existing built development.</p> <p>This objective is unlikely to be achieved.</p>	
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	?	?	?	<p>The site is located within 2 km of Banbury town centre. The site is not previously developed and any development of the site would result in increased traffic emissions. Given the relatively isolated location of these sites from existing centres within the urban edge, there is limited potential for non-car linkages to the urban area. While there may be scope to improve public transport links to the urban area, overall, the achievement of this objective would depend on implementation.</p>	<p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
<p>10. To conserve and enhance and create resources for the</p>	-	-	-	<p>There are no national or local designated site located on the site. However, a District Wildlife Site (The Salt Way) borders the site’s southern edge. The Bretch Local Wildlife Site is located approximately 150 m west of the site.⁷⁶</p>	<p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p>

⁷⁶ TVERC data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
district's biodiversity				<p>The ecological evaluation in the LSCA states that the variety of habitat types and evidence of protected species result in a medium natural sensitivity.⁷⁷</p> <p>An area of approximately 1.3 ha on the southern slope of Crouch Hill contains BAP priority habitat.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site could result in the loss of BAP habitat.</p> <p>A minor negative impact is identified.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	--	--	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁷⁸</p> <p>The site is currently occupied by arable land and the summit of Crouch Hill has developed a covering of scrub and trees, with hedgerows radiating from it. Crouch Hill and its upper slopes are judged to be of high landscape sensitivity due to the topography, field patterns and vegetation. These smaller fields continue on the northern slopes with some surviving pasture and rough grassland. Visually, Crouch Hill is also highly sensitive. The northern slopes of Crouch Hill form a rural approach to the edge of Banbury, separated from the town by the watershed between Bretch Hill and Crouch Hill.</p> <p>The site is assessed as having medium to high landscape sensitivity and high visual sensitivity.⁷⁹ The site has low capacity for residential development due to the prominence of Crouch Hill. The site is also assessed as having low capacity for employment development as this would be</p>	<p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p>

⁷⁷ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁷⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁷⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

BA69 – Land at Crouch Hill (43 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>detrimental to the overall landscape character and appearance of the area. Crouch Hill is a high quality landmark feature contributing to local identity and this area of countryside contributes to the setting of Banbury as a historic town.⁸⁰</p> <p>There is one National Monument Record (a ditch) on the south boundary of the site, on the south slope of Couch Hill.⁸¹</p> <p>There are public footpaths crossing the site providing access to Crouch Hill.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is located within 2 km of Banbury town centre. The B4035 (Broughton Road) forms the northern site boundary and the A361 lies within 300 m of the southern site boundary. National Cycle Route 5 on Salt Way borders the sites southern edge. However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p>	
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	

⁸⁰ LDA (2013) *Banbury Analysis of Strategic development Potential*

⁸¹ English Heritage data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	<p>There are no surface watercourses on the site, and limited risk from flooding, as highlighted above. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation.</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The achievement of this objective would depend on implementation of any new development on the site. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site is large scale (just under 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	Enhancement: Include good provision of services and facilities to reflect the community's needs.

BA69 – Land at Crouch Hill (43 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Distributor roads may be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large scale (just under 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity with the footpath and cycle network associated with Salt Way, which may promote the location for visitors.	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

BAN 9: BA312 – Land North of Duke’s Meadow Drive (Including BA367)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The majority of the site lies within Flood Zone 1, with only a small area in the east of the site within Flood Zones 2 and 3, associated with the watercourse which forms the eastern site boundary.</p> <p>EA mapping shows that very little of the site is at risk of flooding from surface water runoff, with isolated areas in the south east, north west and central northern parts of the site shown as areas of 'less' and 'moderate' susceptibility⁸².</p> <p>The background OS mapping (1:25,000 scale) shows two natural springs on the site, in the north western area and in the central northern area of the site, with a watercourse flowing northward out of the site.</p>	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.

⁸² Environment Agency data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies approximately 2-3 km north of the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The site is located partially in Banbury Hardwick ward and partially in Wroxton ward. Hardwick ward has existing deficiencies in children’s playspace, allotments and tennis court provision. Wroxton ward has existing deficiencies in children’s playspace and tennis courts⁸³. The Greenspace Strategy Action Plan for Banbury indicates a future need for a 3.3 hectare park, ideally on the north west outskirts of the town⁸⁴.</p> <p>The LSCA indicates that there is a medium-low potential to accommodate some additional low key formal recreation within the area with the most logical location within the vicinity of the existing cricket and rugby facilities. There is a high potential to develop the existing informal recreation uses currently located within the southern area of the site immediately north of Dukes Meadow Drive. Enhancement of the area for example as a country park on the edge of the town may be appropriate.⁸⁵</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and south.
4. To reduce poverty and social exclusion.	+	+	+	<p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on	Enhancement: development should be in accordance with the principles of good urban design to ensure high

⁸³Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

⁸⁴Cherwell District Council (2008) *Cherwell Green Spaces Strategy 2008-2016*

⁸⁵WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				implementation.	quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The site is surrounded by countryside as well as Dukes Meadow Drive to the south, connecting the B4100 to the west with the A361 to the east on the southern boundary, beyond which lies existing housing development. Therefore, there are no significant existing noise sources in the vicinity of the site.</p> <p>There may be opportunities to provide new cultural facilities in the area.</p> <p>The achievement of this objective will depend on implementation.</p>	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is located approximately 2-3 km north of Banbury town centre, although the site is relatively close to existing schools, including North Oxfordshire Academy, and facilities within Hardwick ward. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p>	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site is not previously developed and there are no existing buildings on the site. It is covered by a mix of Grade 2 and Grade 3 agricultural land⁸⁶.</p> <p>This objective is unlikely to be achieved.</p>	

⁸⁶ DEFRA data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The southern boundary of the site is bordered by a strategic highway running east-west along the northern boundary of Banbury. Significant development within the site is likely to result in increased congestion along this highway, with adverse effects on air quality.</p> <p>The site is located 2-3 km north of Banbury town centre and is not previously developed. The site is currently accessible from Banbury via footpaths linking the site to Banbury Town centre on the south and Hanwell to the north. However, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Banbury 5 allocation. Overall, the potential for good connectivity will depend on implementation.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district’s biodiversity	-	-	-	<p>There are no designated sites on or immediately surrounding the site. The closest designated site is a Local Wildlife Site (Fishponds Wood, Hanwell) located approximately 200m northwest of the site. There are records of badger presence within this Local Wildlife Site⁸⁷.</p> <p>There is an area of BAP priority habitat (lowland mixed deciduous woodland) located in the north west of the site and watercourses are present on the northern and eastern site boundary. The site is of medium sensitivity for its natural factors due its mosaic of habitats and potential for wildlife.⁸⁸</p>	Mitigation: Ecological surveys should be provided as part of any proposal for development.
11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic	--	--	--	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Character: Wood pasture valleys and slopes, Farmland slopes and valley sides, Farmland plateau. District Landscape Character 46: Incised ironstone plateau.⁸⁹</p> <p>The landscape sensitivity of this site is assessed as being</p>	<p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> <p>Protect and enhance the existing rights of way network.</p>

⁸⁷ TVERC data set.

⁸⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁸⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
environment.				<p>medium to high, partially due to its woodland and the semi-natural vegetation found on the site and partly due to its relationship to the edge of Banbury and to the village of Hanwell. It forms the open countryside between the two which is, at least in part, the setting of Hanwell and is close to the ridgeline which contains the town of Banbury to the north. In terms of visual sensitivity, the site is judged to be high.⁹⁰ Most of the site is highly visible from the north and east. Hanwell Community Observatory promotes astronomy and is thus sensitive to light levels.</p> <p>There are no designated heritage features located on the site; however, the site contains a strong field pattern with historic hedgerows. Hanwell Conservation Area is located directly north west of the site, extending from the central northern site boundary towards Hanwell which lies at approximately 700 m distance, and the site forms part of its setting. Hanwell Castle, as well as various Grade 2 listed buildings, are located within Hanwell.</p> <p>The site has low capacity for residential and employment development due to the impact it would have on the landscape character and visual quality of the landscape, the setting of Hanwell Conservation area and the Banbury Cemetery and Crematorium. The site has high potential for informal recreation use with medium potential for woodland.⁹¹</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by	?	?	?	<p>The site is located approximately 2-3 km north of Banbury town centre. However, it lies relatively close to existing schools, including North Oxfordshire Academy, and facilities within Hardwick and relatively close to existing employment areas. In addition, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as</p>	<p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p>

⁹⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁹¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
car/ lorry				<p>part of the Banbury 5 allocation.</p> <p>As any development on the site would be likely to increase traffic volumes with adverse effects, the potential for significant integration with adjacent areas could mitigate this. However, overall, the achievement of this objective would depend on implementation.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
15. To maintain and improve the water quality of the district’s rivers and to achieve sustainable water resources management	?	?	?	<p>There are two natural springs on the site, in the north western area and in the central northern area of the site, with a watercourse flowing northward out of the site. There is limited risk of flooding on the site.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation.</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>
16. To increase energy efficiency and the	?	?	?	<p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size and on the complimentary heatloads at the local centre at Hanwell</p>	<p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
proportion of energy generated from renewable sources in the district				<p>Fields.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	development.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads may be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p>	
19. To encourage the development of buoyant, sustainable	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury.</p>	

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

SA Objective	Duration	Assessment	Mitigation or Enhancement
tourism sector.			
<p>Site BA367: BA367 had very similar constraints to the much larger BA312 appraised above. The development of BA367 instead of the development of the larger BA312 would result in the provision of less housing and other local services and facilities, resulting in the site having a more limited positive effect overall against the SA objectives. Residential properties on the north edge of Banbury have views over the southern extent of the site. Therefore, the area is considered to be of high sensitivity to the surrounding population and no more appropriate for development than the rest of the site.</p>			

New: BO22 - Land South of Bodicote

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site would make a contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site lies entirely within EA Flood Zone 1 and there are no surface watercourses located on the site. ⁹² Therefore, development of the site is likely to have a negligible against this objective.	Enhancement: SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Bloxham and Bodicote ward. Bloxham and Bodicote has an existing deficiency in children’s playspace and natural/semi-natural and amenity green space.⁹³</p> <p>Several public rights of way in to the countryside lie to the west and south of the site and Bodicote rugby club borders the site’s eastern edge.</p> <p>The LSCA identifies some capacity for formal indoor recreational uses associated with employment development and some medium to low capacity for informal recreation.⁹⁴</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network.

⁹² EA data set

⁹³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁹⁴ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	
4. To reduce poverty and social exclusion.	+	+	+	Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion, since the site has capacity for both residential and commercial development. ⁹⁵ Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The site is surrounded by countryside and is set back from one main road in to the centre of Banbury (Oxford Road (A4260)). In addition, the site is in close proximity to Bodicote rugby ground. Oxford Road and the rugby ground are likely to generate some intermittent noise and traffic. The development of the site is likely to result in increased traffic and noise. However, the achievement of this objective will depend on implementation.	Enhancement: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site lies approximately 3 km from Banbury town centre and adjacent to Bodicote. The site is located in close proximity to existing services and facilities, which would limit the need to travel. Development of the site would improve its accessibility to	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

⁹⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				existing services and facilities. Therefore, the site could potentially contribute positively to the achievement of this objective.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently covered by Grade 2 (very good) agricultural land and there is very limited existing development on the site; therefore, this objective is not achievable.	Mitigation: development should promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions.</p> <p>The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site could make use of accessibility to local facilities within the Bankside Phase 1 and 2 developments to the east and within Bodicote to the north.</p>	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designated sites within the site. BAP priority habitat (Broadleaved woodland - plantation) borders the sites southern and western edge. The area comprises a mixed land use of arable fields, amenity grass and access to garden centre via potential future development plots which collectively, have a medium to low sensitivity to development.⁹⁶</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this</p>	Mitigation: Development should also promote biodiversity conservation/enhancement and habitat creation.

⁹⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the 'Upstanding Village Farmlands' and 'Farmland Slopes and Valley Sides' Landscape Character Types. At a local level, the Cherwell District Landscape Assessment identifies the site as being within the Ironstone Hills and Valley character area.⁹⁷</p> <p>The landscape sensitivity has been assessed as medium-low sensitivity and the visual sensitivity has been assessed as low sensitivity. There is a medium capacity for residential development within the site as long as this is sensitively designed. The site is considered unsuitable for industrial development but a medium capacity exists for the extension of similar commercial development as the garden centre to the north or the business park to the south providing it is visually contained within the existing structure planting located on the site boundaries.⁹⁸</p> <p>There are no heritage designations located on site or adjacent to the site.</p> <p>Several public rights of way in to the countryside lie to the west and south of the site. The site is assessed as minor positive.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing	+	+	+	The site is located approximately 3 km south of Banbury town centre, in a rural area, and development on the site would be likely to result in increased traffic. However, the site benefits from potential integration with the adjacent area services and facilities in Bodicote and Bankside Phase 1 and 2. Therefore, a minor positive impact is identified.	Mitigation: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.

⁹⁷ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁹⁸ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BO22 - Land South of Bodicote (4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
the need for travel by car/ lorry					
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	Development on the site would be likely to result in increased waste generation; however, the achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	There are no watercourses within the site, as detailed above, and therefore the low scale of development is unlikely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. Therefore, modern residential and employment development would pose a limited risk to water quality. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

BO22 - Land South of Bodicote (4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site may be able to accommodate some new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury. However, the achievement of this objective will depend on implementation of any development.	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

New: BA317 - Land at Higham Way (Grundons and Cemex)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site has capacity to contribute a moderate number of homes, which would make a contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>Almost the entire site sits within Flood Zones 2 and 3.⁹⁹ However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA Level 2¹⁰⁰ confirms that with the implementation of the alleviation scheme and other measures the site should be able to be safely redeveloped without increasing flood risk elsewhere.</p> <p>In addition, the 2014 SFRA states that the risk of flooding from surface water runoff from land is predominantly very low. There are small areas of low risk, medium risk and high risk along Higham Way along the western boundary of the site due to ponding alongside the railway embankment. The EA and CDC Historical Flood Maps illustrate no historical incidents of surface water flooding have been reported at the site.¹⁰¹</p> <p>Particularly in light of the Banbury Alleviation Scheme, the overall effect on flood risk is considered to be negligible.</p>	<p>Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed.</p> <p>SUDS measures should be implemented to prevent increasing surface water runoff.</p> <p>Development must be subject to a Flood Risk Assessment.</p>
3. To improve the health and well-being	+	+	+	The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children's	Enhancement: any development of this site should protect existing open

⁹⁹ Environment Agency data set

¹⁰¹ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
of the population & reduce inequalities in health.				<p>playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace.¹⁰²</p> <p>The site does not contain any formal open spaces, although the Cattle Market Sports Pitches are adjacent to the site.</p> <p>If some amenity space and/or a Local Area of Play were to be provided as part of the housing development (in line with Council policy), then there is some potential to improve the health and well-being of the population and the redevelopment of the site for housing is likely to result in a minor positive effect against this objective.</p>	spaces on the site and ensure adequate provision of greenspace and children’s playspace.
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing development on the site would have the potential to reduce poverty and social exclusion contributing to the overall regeneration of the area. Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for provision of sustainable new employment- related development.
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The site is comprised of previously developed land and is an area of light industry/manufacturing. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>The railway line running in to Banbury station borders the site’s south western edge, which could represent a significant noise source.</p> <p>Development of the site could make a positive contribution to the regeneration of the town centre; however, a minor negative impact is identified at this stage.</p>	Mitigation: Promote sustainable design to manage potential noise and traffic impact, such as planting vegetation buffers and landscaping bunds.
7. To improve accessibility to all	+	+	+	<p>The site lies adjacent to Banbury town centre on the other side of the railway line and is therefore in close proximity to</p>	Enhancement: Ensure good provision of services and facilities alongside

¹⁰² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
services and facilities.				<p>a range of existing local services and facilities, including a school, allotment and sports ground. In addition, many existing commercial and employment developments are close by. The railway station is located on the western site boundary. The site is therefore in a highly accessible location.</p> <p>Due to its size, the site is unlikely to be able to provide new services and facilities in addition to housing, apart from amenity space and a Local Area of Play. Due to its location however, development for housing should have a positive effect against this objective, improving connectivity with the town centre to the west, enhancing the canalside and riverside.</p>	housing, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	The site comprises previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal, and may help to remediate potentially contaminated land. Therefore, a major positive effect is identified.	Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located close to the existing town centre. In addition, Banbury railway station is located on the western site boundary.</p> <p>There is potential for good connectivity given the site's location and range of existing uses nearby, which would limit the need to travel. A significant positive effect is identified.</p>	Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location next to the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.
10. To conserve and enhance and create resources for the	+	+	+	<p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of green</p>	Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also

SA Objective	Duration			Assessment	Mitigation or Enhancement
district's biodiversity				field development and development on sites of greater ecological sensitivity. Also, there is the potential for ecological enhancement, in connection with the Canal, which borders the site; therefore a minor positive impact is identified.	promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within the site; however, the Grimsbury Conservation area runs along the northern boundary of the site. The Conservation Area is already affected by the presence of existing development on the site; therefore, as long as new development was in keeping with the setting of the conservation area no significant negative effects are expected against the baseline. Indeed, well designed development, in keeping with the adjacent Conservation Area, could have a positive effect on the setting of the Conservation Area.</p> <p>The site is a brownfield land previously used for commercial and industrial uses. Furthermore, the site is sandwiched between two industrial/commercial sites. Therefore any new development on site should complement these existing uses.</p> <p>Development on the site would offer the potential for improvements to access to the countryside through improvements to the river canal corridor.</p> <p>A minor positive effect is identified.</p>	Enhancement: Ensure development on the site is appropriate to the setting, given the presence of a conservation area at the northern edge of the site. The development should seek to maintain or improve the urban landscape and green links along the canal/river corridor.
12. To reduce road congestion and pollution levels by	++	++	++	Higham Way runs along the south western boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment	Enhancement: development should promote sustainable design and sustainable transport measures

SA Objective	Duration			Assessment	Mitigation or Enhancement
improving travel choice, and reducing the need for travel by car/ lorry				<p>development in the centre and eastern parts of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>The site is very close to the existing town centre of Banbury and its western edge borders the Banbury railway station. Therefore, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>A significant positive effect against this objective is identified.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>A substantial area of flood risk is located in the site, as detailed above. This is associated with the Oxford Canal which borders the site and the nearby River Cherwell.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2¹⁰³ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. Consider the dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve

¹⁰³ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>SuDS solutions aimed at protecting ground water quality which would suggest that additional development is likely to result in negligible harm to the existing water quality of the area.</p> <p>The site has the potential to consider dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>levels of water quality</p>
<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	?	?	?	<p>The site is located in densely populated area and is large enough in size to accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	<p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p>
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic</p>	+	+	+	<p>The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p>	

BA317 - Grundons and Cemex Site (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
growth of the district.				Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment and training opportunities in close proximity to the centre of Banbury.	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	The regeneration of the site close to the town centre would provide improved facilities and an improved sense of place, particularly in the vicinity of the railway station, which would enhance the attractiveness of the town centre to visitors.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

New: BA87 – Land at Milestone Farm

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site has capacity to contribute a significant number of dwellings to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. EA mapping shows that there is some risk of flooding from surface water runoff on the site. ¹⁰⁴ Therefore, the development of the site is likely to have a negligible effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace. ¹⁰⁵ There is no capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation. ¹⁰⁶ There are public rights of way running along the northern	Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south.

¹⁰⁴ Environment Agency data set

¹⁰⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁰⁶ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				boundary of the site in to Banbury and out into the wider countryside.	
4. To reduce poverty and social exclusion.	+	+	+	The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?-	?	Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Broughton Road forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. There is limited capacity for integration with the existing area. Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities.	+	+	+	The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, there are constraints to the integration of the site with the existing urban area and access to existing facilities there. It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				development of sites, or that existing services and facilities would be expanded. Therefore, the site is likely to have a minor positive effect on this objective overall.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, with small pockets of Grade 2 and Grade 4 agricultural land. This objective is unlikely to be achieved.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located approximately 2km from Banbury town centre and any development of the site would result in increased traffic emissions. However, the achievement of this objective would depend on implementation.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no national or local designated site located on the site. ¹⁰⁷ The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity. A minor positive impact is identified.	Mitigation: Ecological surveys should be provided as part of any proposal for development.
11. To protect, enhance and make	--	--	--	Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Type:	Mitigation: a full landscape and visual impact assessment should be

¹⁰⁷ TVERC data set

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
accessible for enjoyment, the district's countryside and historic environment.				<p>Farmland Plateau. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.¹⁰⁸</p> <p>The site is part of a larger site assessed in the 2013 LSCA, which concluded that Residential development to the south of Withycombe Farm would be inappropriate as this would not be in keeping with the small scale valley along Broughton Road on the approach to Banbury. Furthermore, there is no capacity for employment development as this would be detrimental to the overall landscape character and appearance of the area.¹⁰⁹</p> <p>There are no heritage designations within or in the immediate vicinity of the site.¹¹⁰</p> <p>One public right of way runs along the northern edge of the site, providing access to the wider countryside.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p>	<p>undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>The site is located within 2 km of Banbury town centre. The B4035 (Broughton Road) forms the southern site boundary and a public right of way runs along the northern boundary of the site into Banbury.</p> <p>However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p>	
13. To reduce the global, social and environmental impact	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	

¹⁰⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹⁰⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹¹⁰ English Heritage data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
of consumption of resource by using sustainably produced and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses on the site and limited potential for flooding. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5). The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation.	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment	

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
everyone can benefit from the economic growth of the district.				<p>opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre.	
<p>Site BA377: The development on BA377 in isolation would create a small satellite development detached from the existing urban edge of Banbury, which is not considered to be a reasonable alternative to the development of BA87, a site which abuts the urban fringe of Banbury.</p>					

New: BA363- Ex Hella Manufacturing Site

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site would make a contribution to the objectively assessed need.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	Approximately 25% of the site is within Flood Zones 2 and 3; however the significant areas of flood risk are confined to the western and southern areas of the site meaning that some development might be able to be accommodated in the central, northern and eastern areas of the site, which are within Flood Zone 1. The southern boundary of the site is adjacent to the Oxford Canal, which is within Flood Zones 2 and 3.	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The western part of the site is developed, while the remainder of the site is greenfield land. The site is approximately 1.5 km north east of Banbury town centre. The site is also within 100-600m of greenspace, and Grimsbury Reservoir, although this is separated by the A423 and the Oxford Canal making it difficult for new residents to access existing facilities in Banbury. However, the southern boundary of the site is adjacent to the Oxford Canal Trail.</p> <p>The vast majority of the site lies within Banbury Grimsbury and Castle Ward. Grimsbury and Castle ward has an existing deficiency in in children’s play space, tennis courts and allotments and in natural/semi-natural and amenity greenspace¹¹¹.</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace, and should include recreational routes connecting the site to the existing footpath network that runs adjacent to it.

				<p>The topography of the site would lend itself to formal or informal recreation; however, access to the site from surrounding areas is limited due to existing and proposed development. The site has a medium to high capacity for recreation.¹¹²</p> <p>Therefore, there is the potential to improve health and well-being of the population; therefore, a minor positive impact is identified.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The site sits within an area of the District that has a medium-low level of deprivation. The site has a medium capacity for residential development as the site is capable of accommodating residential development; however, the area is surrounded to the west and north by business use and land located to the east and south by the rail corridor and Oxford Canal respectively. The site also has a high capacity for employment development, as the site could accommodate either commercial or light employment development with limited effect upon the surrounding area.¹¹³</p> <p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion contributing to the overall regeneration of the area. Also, as part of the site is currently developed, the provision of new mixed used development (housing or employment) may have the potential to reduce poverty and social exclusion. Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The site is located within an existing urban area and is partly developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.

¹¹² WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹¹³ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

<p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p>	<p>?</p>	<p>?-</p>	<p>?</p>	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the northern area of the site is adjacent to the M40 motorway, and the eastern boundary of the site is adjacent to a railway line. The western area of the site is adjacent to developed industrial land and roads that lead to the A423. These routes and facilities may generate significant noise for residents.</p> <p>However, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p>
<p>7. To improve accessibility to all services and facilities.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located approximately 1.6 km from Banbury town centre. It is located immediately to the south and west of existing employment development and in close proximity to existing facilities in the north of the town. Development of the site could exploit its accessibility to existing services and facilities. However, the site is physically separated from the north of the town. The achievement of this objective depends on the site's permeability with the existing built up area.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the development of sites, or that existing services and facilities would be expanded.</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p>
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The northern area of the site is Grade 3a Agricultural Land, however, the western part of the site is developed land. Therefore, the site is part brownfield and part greenfield land.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

encouraging urban renaissance.					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located approximately 1.6 km north of Banbury town centre and any development of the site would result in increased traffic emissions. However, the site is adjacent to the M40 and development would have ready access.</p> <p>While being adjacent to the M40 and the town's arterial network would help to minimise travel distances it is also likely to increase the risk of significant air pollution in close proximity of the site.</p> <p>Maintaining or reducing the current levels of air pollution within the proximity of the M40 will depend on implementation; therefore, an uncertain impact is identified at this stage.</p>	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no designated sites on BA363. The site is well vegetated in some areas, in particular along the north, south and east boundaries although the vegetation has received minimal management in recent years. The natural regeneration that is taking place within the site will result in greater ecological diversity. Overall, the sensitivity of natural factors to development is considered to be low/moderate.¹¹⁴</p> <p>There is an area of BAP priority habitat (broadleaved woodland) located within the eastern and southern boundaries of the site.</p> <p>The site is partly greenfield; therefore any development on the site would have a negative impact on biodiversity. Although, as part of the site is brownfield land, development on this site may reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>However, the level of achievement of this objective will</p>	Mitigation: Ecological surveys should be provided as part of any proposal for development. Development should promote biodiversity enhancement and habitat creation.

¹¹⁴ WYG (August2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

				depend on implementation. A minor positive is identified.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Clay Vale landscape type. At a local level, the Cherwell District Landscape Assessment identifies the site as being within the Urban Area and it is therefore excluded from the character assessment.¹¹⁵</p> <p>The landscape sensitivity has been assessed as medium to low and the visual sensitivity has been assessed as low. The site has a medium capacity for residential development as the site is capable of accommodating residential development; however, the area is surrounded to the west and north by business use and land located to the east and south by the rail corridor and Oxford Canal respectively. The site also has a high capacity for employment development, as the site could accommodate either commercial or light employment development with limited effect upon the surrounding area.¹¹⁶</p> <p>The site does not contain any features of cultural heritage value. However, the southern boundary of the site is adjacent to Oxford Canal Conservation Area.</p> <p>While there is still potential for the development of the site to have effects on townscape and built, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing	?	?	?	The site is located approximately 1.6 km from Banbury town centre. It is located immediately to the south and east of existing employment development and in close proximity to existing facilities in the north of the town. However, the achievement of this objective depends on the sites	Enhancement: development should promote sustainable design and implementation of sustainable transport measures

¹¹⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹¹⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*.

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

the need for travel by car/ lorry				permeability with the existing built up area which will depend on implementation, which may be difficult to overcome due to the close proximity of the M40.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	In light of the sites susceptibility to flood risk and its location, tdevelopment on the site may increase the level of water pollution within the site beyond, putting the existing watercourses adjacent to the site, such as the Oxford Canal, at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site may be able to accommodate some commercial and employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury. However, the achievement of this objective will depend on implementation of any development.	

New: Southam Road – Residential Scenario

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution due to the density of dwellings that could be achieved at this location.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site. ¹¹⁷ The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to improve the permeability of the site through improved SUDs. Overall, the site is likely to have a negligible effect against this objective.	Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ¹¹⁸ The development of the site for residential uses will result in the development of some small areas of amenity space and play space, resulting in a minor positive effect against this objective. The site adjoins Southam Road cemetery which provides an open space for contemplation and reflection.	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

¹¹⁷ Environment Agency data set

¹¹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Southam Road - Residential Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>There may be some adverse health implications as a result of living in close proximity to a factory; however, overall, there is the potential to improve health and well-being of the population.</p>	
<p>4. To reduce poverty and social exclusion.</p>	+	+	+	<p>The redevelopment of the site for residential development will improve the sense of community on the brownfield site and provide new facilities for recreation, potentially reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.</p>	<p>Enhancement: Include requirement for provision of sustainable new employment- related development.</p>
<p>5. To reduce crime and disorder and the fear of crime.</p>	+	+	+	<p>The site is comprised of previously developed land. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
<p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p>	?-	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. The site adjoins the Kraft factory and is located opposite existing retail and employment areas, which may make creating a satisfactory living environment difficult.</p> <p>The redevelopment of this site could contribute to the regeneration around the town centre; however, the A422 and the A361 border the site’s western and eastern edges, respectively. These two main roads are likely to generate significant levels of noise affecting new residents in the site and resulting in minor negative effects against this objective.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p>

Southam Road - Residential Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is located just north of Banbury town centre in a highly accessible location. Therefore, any new residential development within the site will be in close proximity to the existing commercial and employment development in the town centre. Furthermore, redevelopment should help improve connectivity within the town centre and provide a range of new facilities and services.</p> <p>A major positive is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>Redevelopment of a site close to the town centre will limit the need to travel and promote walking and cycling. There is potential for good connectivity given the site's location. Banbury railway station is a short distance to the south east of the site.</p> <p>Therefore, a significant positive effect is identified.</p>	<p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location near the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of greenfield development and development on sites of greater landscape and visual sensitivity. Therefore, a minor positive impact is identified.</p>	<p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within or in the immediate vicinity of the site. Therefore, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p>	<p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of the conservation areas and listed buildings and seeks to maintain or improve the urban landscape type. Maintain and improve green links along the canal/river corridor.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	++	++	++	<p>The A422 and the A361 border the site's western and eastern edges, respectively. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Therefore a significant positive effect against this objective is identified.</p>	<p>Enhancement: development should promote sustainable design and sustainable transport measures</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>

Southam Road - Residential Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site.¹¹⁹</p> <p>The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to remediate any contaminated land on the site, improving water quality. Overall, the site is likely to have a negligible effect against this objective.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The potential density of the residential development on site, the site's close proximity to the town centre and the surrounding land uses present an opportunity for any new development to incorporate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of	+	+	+	The redevelopment of the site for flats and associated amenity and playspace would limit the potential for the site to provide additional employment land. However, the	

¹¹⁹ Environment Agency data set

Southam Road - Residential Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
employment so everyone can benefit from the economic growth of the district.				<p>construction of the site will create a significant number of jobs in the short to medium term, and some long term jobs may be generate from any small scale local facilities and services provided on site, such as shops.</p> <p>Therefore the site is likely to have a minor positive effect against this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	0	0	0	<p>The redevelopment of the site for flats and associated amenity and playspace would limit the potential for the site to provide additional employment land. However, the construction of the site will create a significant number of jobs in the short to medium term, and some long term jobs may be generate from any small scale local facilities and services provided on site, such as shops.</p> <p>Overall, the site is unlikely to provide any training or long term education opportunities, resulting in a negligible effect on this objective overall.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	<p>The regeneration of this site close to the town centre would provide improved facilities and an improved sense of place, which could enhance the attractiveness of the town centre to visitors.</p>	

New: BA360 – Land to the North of Broughton Road

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site would make a contribution to the objectively assessed need.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site is approximately 400m from the urban edge of Banbury and over 2 km from the town centre. Therefore, residential development will not have easy access to existing facilities in Banbury.</p> <p>The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace.¹²⁰</p> <p>There is a low capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation.¹²¹</p> <p>There are public rights of way running along the northern boundary of the site in to Banbury and out into the wider</p>	Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south.

¹²⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹²¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>countryside.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be a significant increase in new recreational facilities in the area, with further positive effects on this objective.</p> <p>Overall there is capacity for connecting to and improving recreation and health through new facilities. Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
<p>4. To reduce poverty and social exclusion.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The LSCA¹²² indicates a low capacity for residential and employment development. An increase in affordable homes in the area would likely have a positive effect in reducing poverty; however, these homes are likely to be relatively isolated with approximately 400m between the site and the existing urban edge of Banbury, resulting in adverse effects in relation to the social exclusion of new residents.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be a greater sense of community within the site and greater accesses to new local services and facilities, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>

¹²² WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

SA Objective	Duration			Assessment	Mitigation or Enhancement
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Broughton Road forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>There is limited capacity for integration with the existing area.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	<p>Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.</p>
7. To improve accessibility to all services and facilities.	?	?	?	<p>The site lies on the western edge of Banbury, approximately over 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities there.</p> <p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p>

BA360 – Land to the North of Broughton Road (7 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, with small pockets of Grade 2 and Grade 4 agricultural land. This objective is unlikely to be achieved.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located over 2 km from Banbury town centre. The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities. If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities meaning residents would not have to travel as far to access local amenities more investment could be made in encouraging sustainable transport alternatives to the center of Banbury, resulting in greater positive effects against this objective. Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and	+	+	+	There are no national or local designated site located on the	Mitigation: Ecological surveys should

SA Objective	Duration			Assessment	Mitigation or Enhancement
enhance and create resources for the district's biodiversity				<p>site.¹²³ Due to the lack of notable landscape features the sensitivity of natural features is Low.¹²⁴</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p>	be provided as part of any proposal for development.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	--	--	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Type: Farmland Plateau.</p> <p>The site is assessed as having medium to low landscape sensitivity and medium to high visual sensitivity.¹²⁵ Although a medium general capacity for development is identified, development of both residential and employment developments would be isolated from the existing urban fringe. This visual effect would be emphasised within views from Crouch Hill located to the south east of the area. The capacity for residential development is therefore Low.¹²⁶</p> <p>The site forms part of the setting to Crouch Hill, beyond Broughton Road to the south, which is an important local topographical and historical landmark. The 2014 LSCA identifies that the site is bound to the north and east by an Important Hedgerow in heritage terms. Within the wider area there are a number of designations including a Listed Building at Withycombe Farm, an Archaeological Constraint Priority Area and a Recorded Heritage Site to the south of Broughton Road.</p> <p>One public right of way runs along the northern edge of the</p>	<p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p>

¹²³ TVERC data set

¹²⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹²⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹²⁶ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>site, providing access to the wider countryside.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is located over 2 km from Banbury town centre. The B4035 (Broughton Road) forms the southern site boundary and a public right of way runs along the northern boundary of the site into Banbury.</p> <p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities, giving people little choice but the private car to travel, with adverse effects against this objective.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities meaning residents would not have to travel as far to access local amenities more investment could be made in encouraging sustainable transport alternatives to the center of Banbury, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.</p>	
<p>13. To reduce the global, social and environmental impact of consumption of</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
resource by using sustainably produced and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses on the site and the site is entirely located within Flood Zone 1. The development may increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be significantly more employment opportunities within the area and greater access to the existing urban edge, resulting in a positive effect against this objective.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have more job opportunities.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p>	+	+	+	<p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be significantly more employment and training opportunities within the area and greater access to the existing urban edge, resulting in a positive effect against this objective.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. A school may be constructed.</p>	

BA360 – Land to the North of Broughton Road (7 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have more job and training opportunities.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	
<p>19. To encourage the development of buoyant, sustainable tourism sector.</p>	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre.</p>	

New: BA343 – Land adjoining Dover Avenue and Thornbury Drive (Including BA371)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site has capacity to provide a significant number of homes, which will make a contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site is adjacent to the urban edge of Banbury although it is approximately 2 km from the town centre. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace. ¹²⁷ There is no capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation. ¹²⁸ There is a public footpath running through the north western part of this site, and another along the southern boundary which leads towards the town to the east. There is also a public bridleway leading from the site out into the countryside to the west and a restricted byway leading to	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

¹²⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹²⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>the north.</p> <p>Overall there is capacity for connecting to and improving recreation and health through new facilities. Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion. Therefore a minor positive effect is recognised against this objective. Development on the site also has the potential to contribute to improving Bretch Hill Regeneration area.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently mainly undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The site is located of the western edge of Banbury, immediately adjacent to existing residential development. The development of the site is likely to result in increased traffic and noise, although the site is located close to existing services and facilities. Its impact will depend on implementation.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p>
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site lies on the western edge of Banbury, approximately 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the development of sites, or that existing services and facilities</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p>

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				would be expanded.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The majority of this site is currently not previously developed and is mainly comprised of Grade 2 agricultural land surrounding Withycombe Farmhouse. This objective is unlikely to be achieved and a significant negative impact is identified.	Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located approximately 2 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site benefits from potential integration with the adjacent area services and facilities, and achievement of this objective would depend on implementation.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no national or local designated sites or BAP priority habitats located on the site. ¹²⁹ The 2013 LSCA notes the potential for the presence of bats within the farm buildings of Withycombe Farm; however new development on site could increase bat habitat in the area, The site is largely greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity. A minor positive impact is identified.	Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation. A bat survey should be required for Withycombe Farm.
11. To protect, enhance and make	--	--	--	The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site	Mitigation: a full landscape and visual impact assessment should be

¹²⁹ TVERC data set

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
<p>accessible for enjoyment, the district's countryside and historic environment.</p>				<p>as being in the Farmland Plateau County Landscape Type whilst at a local level, the Cherwell District Landscape Assessment identifies the site as being with the Ironstone Hills and Valleys Landscape Character Area.</p> <p>The site is part of a larger site which was assessed as having medium landscape sensitivity and medium visual sensitivity. A medium-high capacity for the larger site overall is identified although the 2013 LSCA notes that residential development to the south of Withycombe Farm would not be appropriate, as it would not be keeping with the small scale valley along Broughton Road on the approach to Banbury. The site does not have capacity for employment development as this would affect the existing landscape and visual character of the area.¹³⁰</p> <p>The site is assessed as having medium capacity for informal recreation with medium to low capacity for woodland.¹³¹</p> <p>Withycombe Farmhouse and the attached stable is Grade II listed. The site is within 500m of the Drayton Conservation Area to the north west, with Wroxton Conservation Area further beyond to the north west. Wroxton Abbey Registered Park and Garden is approximately 500m from the site to the north west. North Newington Conservation Area is approximately 1km to the south west. The 2013 LSCA notes that to the west from Withycombe Farm is a framed view that is available from the front/side of the property. The framed view is across the Sor Brook valley to the west towards North Newington. The 2013 LSCA identifies a medium cultural sensitivity. There are views across the valley of Sor Brook to the west and from Wroxton Abbey grounds and Wroxton itself although these are from circa 1km away.</p> <p>There is a network of public rights of way in the vicinity of</p>	<p>undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p>

¹³⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹³¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				the site and a number of public rights of way around the site boundaries. An overall significant negative impact is identified.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>Since the site is located approximately 2 km from Banbury town centre and adjacent to existing residential development, there could be integration with the adjacent area services and facilities and sustainable transport measures could be introduced. A public right of way runs along the southern boundary of the site towards Banbury to the east.</p> <p>However, achievement of this objective would depend on implementation.</p>	Enhancement: development should promote sustainable design and implementation of sustainable transport measures
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses on the site and the site is entirely located within Flood Zone 1. The scale of development on the site may increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

SA Objective	Duration			Assessment	Mitigation or Enhancement
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The size of the site would suggest that only a limited number of new community facilities and local services would be able to be provided and supported by the residential development within the site.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads would be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The limited size of the site would suggest that only a limited number of new community facilities and local services would be able to be provided and supported by the residential development within the site.</p> <p>What can be developed is likely to generate long term employment and training opportunities in the area.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is	

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
buoyant, sustainable tourism sector.				located some distance from the town centre.	

New: BA361 – Land at Drayton Lodge Farm

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to provide a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1. There is a small ordinary watercourse, a tributary of Sor Brook, issuing from a pond at Drayton Lodge Farm and flowing in a south-westerly direction towards a further pond adjacent the south western boundary of the site. ¹³² While there is a small area at low risk of flooding identified in the SFRA along the Drayton Lodge Farm access road, and coinciding with the pond and flowing south-westwards along the line of the ordinary watercourse, and a small area of medium risk is also shown coinciding with this pond, the historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site. ¹³³ Therefore, the development of the site is likely to have a negligible effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in	+	+	+	With the development of allocated site Banbury 5: Land North of Hanwell Fields, the site would be adjacent to the urban edge of Banbury although it is approximately 2.5 km from the town centre. Therefore, residential development	Enhancement: any development of this site should ensure adequate provision of greenspace and

¹³² URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

¹³³ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
health.				<p>will not have easy access to existing facilities in Banbury.</p> <p>The site lies in Wroxton ward which has existing deficiencies in natural/semi-natural greenspace, amenity greenspace and younger and older children’s playspace.¹³⁴</p> <p>There is a medium-high capacity for formal recreation facilities due to an existing golf course on the site, and a medium capacity to accommodate informal recreation.¹³⁵ Therefore, any new development would have the opportunity to make a positive contribution to the provision of recreation open spaces within the local community.</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	children’s playspace.
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium capacity for residential development according to the 2014 LSCA Addendum. The study identifies low capacity for employment development. Therefore a minor positive effect is recognised against this objective.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently mainly undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and	?	?	?	<p>The site is located on the western edge of Banbury, within</p>	<p>Mitigation: Promote sustainable</p>

¹³⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹³⁵ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
sustain vibrant communities and engage cultural activity across all sections of the Cherwell community				<p>reasonably close proximity of existing residential development. The B4100 forms the eastern boundary of half of the site, which could represent a significant noise source for new residents. The development of the site is also likely to result in increased traffic and noise, although the site is located close to existing services and facilities.</p> <p>New development may be able to provide new cultural facilities to improve provision of this part of Banbury. New development may also enhance the area.</p> <p>However, the achievement of this objective will largely depend on implementation.</p>	design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site lies approximately 2.5 km from Banbury town centre and benefits from potential integration with the adjacent area services and facilities. It is relatively close to existing school facilities at Hanwell Fields, and adjacent to the North Oxfordshire Academy; however, it is relatively distant from existing employment areas.</p> <p>Residential development may impact on existing services and facilities such as school places, but the size of the site (35 ha) means it could potentially provide a new primary school, as well as some employment, community and sports facilities.</p> <p>Overall, a minor positive effect is identified.</p>	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban	--	--	--	<p>The majority of this site is currently not previously developed and the northern half of the site is mainly comprised of Grade 2 agricultural land.</p> <p>This objective is unlikely to be achieved and a significant negative impact is identified.</p>	Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.

SA Objective	Duration			Assessment	Mitigation or Enhancement
renaissance.					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located approximately 2.5 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Banbury 5 allocation.</p> <p>Achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no national or local designated sites located on the site, although there are very small areas of BAP Priority Habitats (lowland mixed deciduous woodland) within the centre and south western corner of the site.¹³⁶</p> <p>The site is largely greenfield; therefore any development on the site could have a negative impact on biodiversity, although the area of important habitats located on the site is very small. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p>	<p>Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.</p> <p>Enhancement: Future management should seek to enhance the ecological diversity of the golf course area and re-establish the hedgerows that have been removed from field boundaries where practical.</p>
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-	-	-	<p>The site is located with Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as crossing two landscape character types which are Farmland Plateau, and Wooded Pasture Valleys and Slopes.¹³⁷</p> <p>The site is assessed as having medium landscape sensitivity and medium visual sensitivity. A medium capacity for residential development is identified, although consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south. Care</p>	<p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> <p>Mitigation: Any ongoing development associated with the golf course should seek to merge the site with the</p>

¹³⁶ TVERC data set

¹³⁷ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>should also be taken to avoid visual prominence of development from within the Sor Brook valley. However, there is low capacity for commercial and industrial development – the general visibility of the site across the Sor Brook valley to the west and landscape context result in the area being less suitable for commercial or industrial development as it would be out of character with the existing residential and urban fringe landscape uses.¹³⁸</p> <p>The site is assessed as having medium potential for enhancement of informal recreation, with medium to high potential for continued formal use and development of golf facilities exists as the golf course is a well-established use. There is medium to low capacity for woodland.¹³⁹</p> <p>Drayton Conservation Area is adjacent to the southern boundary of the site.¹⁴⁰</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>An overall minor negative impact is identified.</p>	<p>surrounding landscape and improve planting diversity.</p>
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>Since the site is located approximately 2.5 km from Banbury town centre and within close proximity of existing residential development as well as the Banbury 5 allocation, there could be integration with the adjacent area services and facilities and sustainable transport measures would be likely to be introduced. A public right of way runs from the south of the site towards Banbury to the east.</p> <p>However, achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should promote sustainable design and implementation of sustainable transport measures</p>

¹³⁸ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹³⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum t*

¹⁴⁰ English Heritage data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation of the application of national policy and policies ESD1-5.	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	Apart from a pond associated with the golf course, there are no surface watercourses on the site, and the site is entirely located with Flood Zone 1. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

SA Objective	Duration			Assessment	Mitigation or Enhancement
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The size of the site (less than 50 ha) would be able to accommodate new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community’s needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The size of the site (less than 50 ha) would be able to accommodate new community facilities and local services, all of which are likely to generate long term employment opportunities in the area. A primary school may be constructed.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community’s needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre.	
<p>Development of BA361 before Banbury 5: The development of the site in isolation would result in a significant pocket of development not tied to the existing urban edge of Banbury, resulting in greater adverse effects in relation to objective 11 (Landscape and Heritage) through the creation of a fragmented urban edge. Furthermore, this would have adverse effects in relation to SA objectives 3 (Health and Well-being), 6 (community and cultural activity), 7 (accessibility to local facilities and services) and 9 (air quality and congestions) as new residents would most likely have to travel further to access a wide range of local facilities and services and would be unlikely to have access to sustainable alternatives to the car, i.e. pedestrian access and cycle ways, which would adverse effects on health and well-being and air quality.</p>					

SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Banbury

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

Banbury 6: Land to West of M40 – Extension

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	<p>Most of the Banbury 6 site apart from the southern corner is located within EA Flood Zone 1. However, the River Cherwell is located directly to the south of the extended site (including the triangular parcel) meaning that the triangular parcel of land lies entirely within Flood Zones 2 and 3.¹⁴¹</p> <p>There are also several drainage ditches located within the site, and EA mapping indicates that much of the site is susceptible to surface water flooding and groundwater flooding.¹⁴²</p> <p>However, in 2012 the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.¹⁴³ An extension of this alleviation scheme eastwards along the River Cherwell and Oxford Canal would reduce the flood risk in the southern half of the site.</p> <p>The 2014 Level 2 SFRA Second Addendum states that the</p>	Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed in the southern area of the site. SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment.

¹⁴¹ EA data set

¹⁴² URS (August 2014) *Level 2 SFRA Second Addendum*

¹⁴³ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				EA's Banbury FAS detailed revised undefended and additional defended modelling scenarios do not extend as far as the site. As such, the EA's undefended scenario Flood Zones should be adopted, resulting in a minor negative effect being recorded against this objective overall.	
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	<p>The extended site is located approximately 1 km from Banbury town centre and less than 0.3 km from Grimsbury. Therefore the site will have access to existing services and facilities in these areas. There is a public right of way located along the eastern boundary of the Banbury 6 site and continuing through the centre of the site to the west and up western boundary of the northern half of Banbury 6. There are no public rights of way within the triangular parcel of land.</p> <p>The whole site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children's playspace, allotment and tennis court provision. Access to the southern extent of the site and the dismantled railway is available through an area of grassland located to the west of Spital Farm Sewage Works via an informal footpath, which appears to be reasonably well used. Adjacent to the northern area of land is a pond used by the Banbury & District Angling Association. The size, shape and inaccessibility of the site restrict the potential for formal and informal recreation and as a result a Low capacity exists.¹⁴⁴ The site would be impacted by noise and air pollution from the adjacent M40 motorway, and from the railway to the south. The development of the site for retail and commercial uses will provide no space for additional</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west and east.

¹⁴⁴ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>recreational facilities. However, the site's close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of transportation, resulting in a positive effect against this objective.</p> <p>Overall, there is potential to improve the health and well-being of the population; however, the extent of this contribution will depend upon implementation.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion. However, the site has low capacity for residential development and only some capacity for employment development¹⁴⁵, and is not being considered for residential use.</p> <p>There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p>	
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The northern part of the site is previously developed for industrial uses, while the remaining part of the site is not previously developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime; however this will depend of implementation of any development on the site.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and	?	?	?	<p>The M40 forms the eastern boundary and a railway line forms the southern boundary of the extended site, both of which could represent a significant noise source. The</p>	

¹⁴⁵ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
engage cultural activity across all sections of the Cherwell community				<p>development is also located adjacent to an industrial estate making noise concerns an issue. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>However, the achievement of this objective will depend on implementation.</p>	
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site is easily accessible from the M40, and also lies within 500 m of the railway station. It is located within 500 m of a primary school, in Grimsbury, and lies adjacent to existing employment areas. It is located approximately 1 km from Banbury town centre.</p> <p>Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	-	-	-	<p>The northern area of the site is previously developed, and the remainder of the site is surrounded by existing industrial development and the M40. Also, development of the site may help in achieving urban regeneration. Therefore, the site is part brownfield and part greenfield land, resulting in a minor negative effect against this objective overall.</p>	<p>Enhancement: development should promote sustainable design to create an attractive, high quality environment</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located directly adjacent to the M40 a source of significant air pollution. However, sustainable transport options could be encourage due to the sites reasonably close proximity to the town centre and railway station. Furthermore, the site also has good access to public rights of way. A bus service could be provided around the development.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
10. To conserve and enhance and create resources for the	+	+	+	<p>There are no statutory biodiversity designations within the site. Two areas of BAP priority habitat sit within the site, within the northern half and extending along the dismantled</p>	<p>Enhancement: development should promote biodiversity conservation/enhancement and</p>

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
district's biodiversity				<p>railway line.¹⁴⁶</p> <p>The site area comprises a simple landscape with little in terms of landscape or ecological features. The remains of removed buildings offer some value in ecological terms and the land is included within the River Cherwell Ecologically Important Landscape. The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low.¹⁴⁷</p> <p>Development may provide the opportunity to enhance the areas of BAP priority habitat immediately south of the site along the waterways. Therefore, a minor positive effect is predicted overall.</p>	habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and Clay Vale Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Cherwell Valley character area.¹⁴⁸</p> <p>The combined Landscape Sensitivity of the site is Medium to Low. Although there is a high capacity to development in general, the site would not lend itself to residential development due to external influences such as the railway line and inaccessibility created by the railway line and River Cherwell – thus there is a Medium to Low capacity for residential development.¹⁴⁹</p> <p>However, there is a High capacity for industrial and commercial development which can tie in with the</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Public rights of way should be protected / enhanced.</p>

¹⁴⁶ Thames Valley Environmental Records Centre (TVERC) data set

¹⁴⁷ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁴⁸ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁴⁹ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>surrounding industrial estates and make use of the existing infrastructure .¹⁵⁰</p> <p>Public footpaths run along the eastern and western boundaries of the site and a footpath crosses the southern portion of the site.</p> <p>A scheduled ancient monument is located to the east, separated from the site by the M40, and Grimsbury Conservation Area is also located approximately 250 m north west of the site.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	Due to the location of the site approximately 1.5 km from Banbury town centre and close to existing employment areas, sustainable transport methods should be encouraged. Sustainable travel patterns are likely to increase due to access to high quality pedestrian infrastructure that is in place.	Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury (to the south east). Promote energy efficiency and on- site renewable energy generation.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and	-	-	-	A substantial area of flood risk is located in the site, as	Enhancement: ensure

¹⁵⁰ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
improve the water quality of the district's rivers and to achieve sustainable water resources management				<p>detailed above. This is associated with watercourses running through the site and to the south. However, the Banbury Alleviation Scheme should ensure that the site can be safely redeveloped without increasing flood risk elsewhere.</p> <p>Any redevelopment on the site may have an adverse impact on water quality; however, it may provide the opportunity to reduce areas susceptible to surface water flooding on the site.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>Due to the relatively large size of the development site and its proximity to Banbury town centre there is potential for a combined heat and power district heating system. This would promote energy efficiency.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so everyone can benefit from the economic	+	+	+	<p>The site is recognised as having a high capacity to accommodate light industrial development¹⁵¹ with good access routes and an industrial site to the west of the site.</p> <p>Therefore the site is a good candidate for new employment land and with the extended area could make a contribution</p>	

¹⁵¹ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
growth of the district.				to employment land within the district, with minor positive effects on this objective.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	As above, the site is recognised as having a high capacity to accommodate light industrial development with good access routes and an industrial site to the west of the site. Therefore the site is a good candidate for new employment land with potential to include training facilities, with minor positive effects on this objective.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	No direct benefits to the tourism sector are anticipated.	
Less than 500m to the east of the triangular extension appraised within the above matrix is another small parcel of land proposed for employment uses. It sits directly adjacent to the M40 and would form the south eastern extent of the employment land appraised above. However, this pocket of employment land has not been appraised within this matrix as it falls outside the District Boundary and is therefore not considered to be a reasonable alternative.					

BAN 7: Land East of the M40

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	The site lies almost entirely within Flood Zone 1, with a small area of Flood Zone 2 (about 3%) located in the north west corner associated with the River Cherwell. ¹⁵² EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern tip of the site and an area of high risk at the southern tip of the site. There is also an area of high risk towards the centre of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff (unless attenuated). ¹⁵³ Significant increases in hard standing associated with the site's new employment use could have an adverse effect on this objective; therefore, a minor negative effect is identified overall.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment, and a surface water management framework should be adopted as part of a masterplan to reduce surface water runoff to greenfield runoff rates and volumes from the developed site as required by the EA, and as such prevent any resultant increase in flood risk posed to downstream land uses at Banbury. ¹⁵⁴

¹⁵² URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

¹⁵³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

¹⁵⁴ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	<p>The site lies on the north eastern edge of Banbury, approximately 1-2 km north east of the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The site lies in Banbury Grimsbury and Castle ward which has existing deficiencies in allotments, children’s playspace and tennis court provision.¹⁵⁵</p> <p>Overall, there is a low capacity for formal recreation. The site has low capacity to accept playing fields as it retains a strong field pattern and areas of ridge and furrow. However, it would be well placed for informal recreation, linking to the Spiceball Country Park, and the river corridor and the old Daventry Road (which forms the north western site boundary) out into the wider countryside.¹⁵⁶ However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p>	<p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east and to the River Cherwell and Spiceball Country Park.</p>
4. To reduce poverty and social exclusion.	?	?	?	<p>The site has a low capacity for residential development but capacity for employment development and recreational development.¹⁵⁷ There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p>	
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and	?	?	?	<p>The M40 forms the western site boundary and the A361 forms the eastern and southern site boundaries. These roads would be likely to represent significant noise sources</p>	

¹⁵⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁵⁶ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁵⁷ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
engage cultural activity across all sections of the Cherwell community				<p>and would cause severance from surrounding areas. In addition, noise may be experienced from the industrial area located to the west of the M40. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>However, the achievement of this objective will depend on implementation</p>	
7. To improve accessibility to all services and facilities.	-	-	-	<p>The site lies approximately 1-2 km north east of Banbury town centre and would have access to existing facilities in Banbury. However, it is relatively distant from existing schools and shopping areas and is separated from Banbury by the M40.</p> <p>The site lies close to existing employment areas on the east side of Banbury.</p>	Mitigation: Include provision for access to services and facilities for any new development, e.g. footpaths and cycle routes from the site into Banbury.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site is not previously developed and is covered by Grade 4 (poor) and Grade 3 (good to moderate) agricultural land.</p> <p>Therefore, it is unlikely to achieve this objective.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located within 1-2 km of Banbury town centre; The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact of any site against this objective would depend on the land use proposed and its implementation.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.

SA Objective	Duration			Assessment	Mitigation or Enhancement
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no national or local designations on the site. However, an area designated as an Ecologically Important Landscape is located immediately north west of the site¹⁵⁸ which now has planning permission for development into a Country Park (Policy Banbury 14).</p> <p>There are areas of BAP priority habitat to the north of the site and to the west, comprising planting alongside the M40.</p> <p>The site possesses a low diversity of habitats and is simple in its composition both to the east and west of the M40 with a medium sensitivity to development.¹⁵⁹</p> <p>Development to the west of the M40 and bounded by the A361 is considered minor positive due to its contribution to reduce development pressure on sites of higher ecological sensitivity.</p>	Enhancement: Ecological enhancement measures should be included within any new development, e.g. woodland planting.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, the Oxfordshire Wildlife and Landscape Study identifies the site comprising two Landscape Types as Clay Vale and Upstanding Village Farmlands. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Upper Cherwell Basin landscape character area.¹⁶⁰</p> <p>The site has high to low landscape sensitivity due to the proximity of the M40 and A361, and industrial development to the west of the motorway. The site has medium to high visual sensitivity. The site is assessed as having low capacity for residential development as this land use would not be in keeping with the existing agricultural land use. Development of residential properties to the east of the M40</p>	Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.

¹⁵⁸ TVERC data set

¹⁵⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁶⁰ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>would significantly alter the perception of the massing of the town.¹⁶¹</p> <p>There is medium capacity for commercial or industrial units on the southern area to the east of the M40 up to the boundary with the A361. It would however be beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.¹⁶²</p> <p>There are no cultural heritage features located on or immediately surrounding the site.</p> <p>A minor positive is identified for the smaller parcel to the east of the M40 bounded by the A361. Development of this smaller site would reduce pressure for building on sites of greater landscape and visual sensitivity.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact of any site against this objective would depend on the land use proposed and its implementation.</p>	<p>Mitigation: development should promote sustainable transport.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and</p>	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the</p>	<p>Enhancement: ensure sustainable waste management on the site,</p>

¹⁶¹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁶² WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
disposal, and achieve the sustainable management of waste				application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	aimed at increasing waste recovery and recycling, and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	-	-	-	<p>The River Cherwell is located within 50 m of the northern site boundary and an un-named watercourse flows northwards out of the site into the River Cherwell.¹⁶³ As noted above, EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern tip of the site and an area of high risk at the southern tip of the site. There is also an area of high risk towards the centre of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff, and pose a rise of water pollution. Therefore minor negative effects are identified.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high	+	+	+	The site has been proposed for employment uses and is	

¹⁶³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
and stable levels of employment so everyone can benefit from the economic growth of the district.				<p>recognised as having a medium capacity to accommodate industrial and/or commercial development¹⁶⁴ with good potential access routes to the M40 and Banbury.</p> <p>Therefore, the site is a good candidate for new employment land in the site, with minor positive effects on this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site has been proposed for employment uses and is recognised as having a medium capacity to accommodate industrial and/or commercial development¹⁶⁵ with good potential access routes to the M40 and Banbury.</p> <p>Therefore the site is a good candidate for new employment land in the site with potential to include training facilities, with minor positive effects on this objective.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>The site is located to the east of the M40 and an industrial area beyond. To the north west of the site is a site with planning permission for a Country Park, which in combination with other improvements and interventions in the town could improve visitor attraction. However, it is considered unlikely that development of this site on its own for employment uses would significantly contribute to this objective.</p>	

¹⁶⁴ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity AssessmentAddendum*

¹⁶⁵ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity AssessmentAddendum*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

New: Area near Junction 11

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	The entire site lies within Flood Zone 1. ¹⁶⁶ The background OS mapping shows some small water bodies within the site; however there are no watercourses flowing through the site. The EA's uFMfSW maps illustrate that the south western corner of the site is at high risk of surface water flooding. ¹⁶⁷ Therefore, the development of the site is likely to have a minor negative effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	The site lies approximately 1-2 km north east of Banbury town centre. However, the site is separated from the town by a motorway, making it difficult for commuters to access the site via more sustainable and healthier modes of transport than the car. The site is located in Grimsbury and Castle ward which has existing deficiencies in Outdoor Sports Facilities. ¹⁶⁸ There is a Low capacity for formal recreation due to the rural character of the site and the localised topography that would need to be significantly adjusted to form a flat	Enhancement: development should include recreational routes connecting the site to Banbury and the existing footpath network.

¹⁶⁶ Environment Agency data set.

¹⁶⁷ URS (August 2014) *Level 2 SFRA Second Addendum*

¹⁶⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>topographical platform. A Medium to Low capacity exists for informal recreation, which should be limited to the implementation of footpaths through the area for accessibility.¹⁶⁹</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside.</p> <p>As the site is proposed for employment development, it is uncertain whether any formal recreation areas would be provided as part of the development, but footpaths could encourage more sustainable commuting and recreation for employees during breaks, therefore the overall effect will depend on implementation.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>Provision of new employment development on the site would have the potential to reduce poverty and social exclusion. The site has some capacity for employment development.¹⁷⁰ There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p>	
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?-	<p>The site is bordered by three major roads – the M40 and A361 to the west and the A422 to the south. These roads would be likely to represent significant noise sources and would cause severance from surrounding areas. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users. However, it might be difficult for residents in Banbury to access the site via more sustainable modes of transportation.</p>	<p>Mitigation: sustainable transport options to be improved to provide access.</p>

¹⁶⁹ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁷⁰ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.	
7. To improve accessibility to all services and facilities.	-	-	-	<p>The site is located approximately 1-2 km north east of Banbury town centre and is relatively isolated from existing facilities and services in Banbury due to the location of the M40 in between the site and town, resulting in potentially negative effects.</p> <p>Development of the site would involve making connections to existing services and facilities and providing some new services and facilities. However, the site is only proposed for employment land uses, limiting the need for new school, health and leisure facilities within the site.</p>	Mitigation: Include provision for access to services and facilities for any new development, e.g. footpaths and cycle routes from the site into Banbury.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site contains only one farm complex at Huscote Farm and is largely undeveloped greenfield land covered by Grade 3 (good to moderate) agricultural land.</p> <p>Therefore, it is unlikely to achieve this objective.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The site is located 1-2 km north east of Banbury town centre and is not previously developed. The site is not easily accessible by means other than the car, due to its location close to the M40 motorway junction. The site is not accessible from Banbury via public rights of way. However, it is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact will depend on the specific land uses proposed and implementation.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and	+	+	+	There are no designated sites on or immediately	Mitigation: Ecological surveys should

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
enhance and create resources for the district's biodiversity				<p>surrounding the site. There is an area of BAP priority habitat (lowland mixed deciduous woodland) located in the north east corner of the site but this covers less than 15% of the site's total area.</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity, although no important habitats are located on the site. The area comprises a medium scale landscape with large fields divided by mature hedgerows and hedgerow trees with medium ecological sensitivity.¹⁷¹ A minor positive is identified due to its contribution to reduce development pressure on sites of higher ecological sensitivity.</p>	be provided as part of any proposal for development.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-?	-?	-?	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as Upstanding Village Farmlands and Clay Vale. At a local level, the site is located within the Upper Cherwell Basin landscape character area.¹⁷²</p> <p>The land is generally in a good state of repair with mature hedgerows and hedgerow trees breaking up the pasture land. The landscape sensitivity and visual sensitivity has been assessed as medium-high.¹⁷³</p> <p>The overall capacity for residential development is considered to be Low.¹⁷⁴</p> <p>There is medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 forming an extension to existing allocation to the west of the road. However, it would be</p>	<p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> <p>Protect, connect and enhance the existing public rights of way to the south of the site.</p>

¹⁷¹ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁷² WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁷³ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁷⁴ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.¹⁷⁵</p> <p>There are no designated heritage features located on or near the site.</p> <p>Overall, there is some capacity to accommodate employment development if developed on this site. However, it is unknown whether this development would be prevented from encroaching on to the valley sides. Therefore, a minor negative effect is identified, but this is uncertain until more is understood about the detailed design of the development at implementation.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is located approximately 1-2 km north east of Banbury town centre with limited existing access by transport modes other than the car due to the M40 being located between the site and the town.</p> <p>Any development on the site would be likely to increase traffic volumes; however, achievement of this objective would depend on implementation.</p>	<p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable</p>	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of</p>

¹⁷⁵ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
management of waste				Oxfordshire Minerals and Waste Local Plan: Core Strategy).	hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The background OS mapping shows a couple of small water bodies within the site; however there are no watercourses flowing through the site and the entire site lies within Flood Zone 1</p> <p>Any redevelopment on the site may have an adverse impact on water quality; however, it may provide the opportunity to reduce areas susceptible to surface water flooding on the site. Overall a negligible effect is expected.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size. In addition, small scale renewable technologies, including solar hot water and PV, would be feasible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so	++	++	++	The site is recognised as having a medium capacity to accommodate industrial and/or commercial development. ¹⁷⁶ As the site is proposed for commercial and industrial	

¹⁷⁶ WYG (September 2013) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
everyone can benefit from the economic growth of the district.				<p>development, long term employment opportunities in the area would be generated. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the site's new uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is recognised as having a medium capacity to accommodate industrial and/or commercial development ¹⁷⁷ , and it is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury.	

¹⁷⁷ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

New: Land adjacent to Power Park Ltd – Rail Infrastructure

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The site has been proposed for use for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	<p>The entire site is within Flood Zone 3 of the River Cherwell and Oxford Canal.¹⁷⁸</p> <p>Therefore, without significant mitigation measures, the site is likely to have a significant negative effect against this objective.</p> <p>However, in 2012 the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. An extension of this alleviation scheme eastwards along the River Cherwell and Oxford Canal would reduce the flood risk in the site.</p> <p>Furthermore, the proposed use for the site, i.e. railway infrastructure, is considered to have considerably more limited vulnerability to flooding compared to other more common land uses such as residential dwellings and employment land.</p>	<p>Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment.</p>

¹⁷⁸ EA data set

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
3. To improve the health and well-being of the population & reduce inequalities in health.	0	0	0	<p>The site is located approximately 0.7km from Banbury Town Centre and is likely to have access to its existing services and facilities.</p> <p>The site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children’s playspace, allotment and tennis court provision.</p> <p>The site has been proposed for use for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall health and well-being of the local population.</p> <p>However, the location of the site and the nature of the development are unlikely to have an adverse effect on the health and well-being of the local population.</p>	
4. To reduce poverty and social exclusion.	0	0	0	<p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall reduction of poverty and social exclusion in the District, nor will it have an adverse impact.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The site is currently derelict land once used as railway infrastructure. The regeneration of this site for reuse as rail infrastructure, specifically a siding for overnight stabling of rolling stock is likely to increase security and lighting in the area and would have a positive impact in relation to reducing crime and the fear of crime.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?-	?	?-	<p>The railway line in to the centre of Banbury runs along the northern edge of the site and the River Cherwell forms the southern boundary.</p> <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. While the site is unlikely to introduce sensitive receptors in to the area, the new development may increase the amount of noise within the immediate vicinity of the site. However,</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>as the site is proposed for employment and industrial uses, there may be less concern about noise compared with residential users.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site is easily accessible from the M40, and also lies within 1km of the railway station and the town centre. Therefore, site employees are likely to be able to travel to and from the town centre local facilities and services via a range of sustainable alternatives to the car.</p> <p>Therefore, the site could potentially contribute positively to the achievement of this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	0	0	0	<p>The site is on previously developed land helping in achieving urban regeneration. However, it is unlikely that this land will be accessible to the public. Therefore the site scores a negligible effect against this objective.</p>	<p>Enhancement: development should promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, improving rail services in the area. An improved rail service is likely to encourage more people to use this sustainable mode of transportation. Moreover, the site is close to the town centre, which would suggest that employees will be able to commute to and from the site via sustainable modes of transport.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation where possible.</p>
10. To conserve and enhance and create	+	+	+	<p>There are no statutory designations within the site. The southern border of the site is recognized as a BAP priority</p>	<p>Enhancement: development should promote biodiversity</p>

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
resources for the district's biodiversity				habitat of Lowland Deciduous Woodland. The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low. ¹⁷⁹ Development may provide the opportunity to enhance the areas of BAP priority habitat on the southern border of the site and along the water way. Therefore, a minor positive effect is predicted overall.	conservation/enhancement and habitat creation where possible.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	-	-	-	The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and River Meadowlands Landscape Type. ¹⁸⁰ The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. While the site has been used for dsimilar purposes in the past, in its current state as reguvinating brownfield land the site plays a separating role between Calthrope to the south west and Grimsbury to the north eastTherefore, its redevelopment is likely to have a minor negative effect against this objective. There are no heritage designations within or in the immediate vicinity of the site although the Oxford Canal Conservation Area lies further beyond the western boundary of the site, beyond the River Cherwell.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. Public rights of way should be protected/enhanced.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing	+	+	+	The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, improving rail services in the area. An improved rail service is likely to encourage more people to use this sustainable mode of transportation. Moreover, the site is close to the	Enhancement: ensure sustainable transport measures are implemented. Promote energy efficiency and on-site renewable energy generation.

¹⁷⁹ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁸⁰ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

SA Objective	Duration			Assessment	Mitigation or Enhancement
the need for travel by car/ lorry				town centre, which would suggest that employees will be able to commute to and from the site via sustainable modes of transport.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>A substantial area of flood risk is located in the site, as detailed above. This is associated with watercourses running along the southern boundary of the site.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2¹⁸¹ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers SuDS solutions aimed at protecting ground water quality which would suggest that additional development is likely to result in negligible harm to the existing water quality of the area.</p> <p>The site has the potential to consider dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality. Furthermore, the redevelopment of this brownfield site may provide the</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

¹⁸¹ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>opportunity to reduce areas susceptible to flooding and remediate any existing ground contamination associated with the sites previous uses.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	
<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	?	?	?	<p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. There may be an opportunity to incorporate renewable technologies into the site, i.e. solar panels on train sheds, with positive effects against this objective. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	<p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p>
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p>	+	+	+	<p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. This development will generate some additional employment close to the centre of Banbury. Moreover, the construction of the development will generate a short-term increase in jobs in the area. Therefore the site is likely to score a minor positive effect against this objective.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the</p>	+	+	+	<p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. This development will generate some additional employment close to the centre of Banbury. Moreover, the construction of the development will generate a short-term increase in jobs in the area. Therefore the site is likely to score a minor positive effect against this objective.</p>	

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
district.				However, the site is unlikely to significantly contribute to innovation in the area or the education and upskilling of its population.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	No direct benefits to the tourism sector are anticipated.	

New: Southam Road– Retail and Commercial Scenario

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site is being assessed for retail and commercial uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site. ¹⁸² The site is brownfield and predominantly hard standing. Therefore the site is likely to have a negligible effect against this objective.	Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ¹⁸³ The development of the site for retail and commercial uses will provide no space for additional recreational facilities. However, the site’s close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

¹⁸² Environment Agency data set

¹⁸³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Southam Road– Retail and Commercial Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>transportation, resulting in a positive effect against this objective. The site adjoins the Southam Road cemetery which provides an open space for contemplation and relaxation and could be utilised for such purposes by employees of any commercial development.</p> <p>Overall, the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>The redevelopment of the site for retail and commercial uses will provide new services potentially reducing poverty and social exclusion in the District.</p> <p>The level of achievement of this objective will ultimately depend on implementation.</p>	Enhancement: Include requirement for provision of sustainable new employment- related development.
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The site is comprised of previously developed land.</p> <p>The regeneration of this site and the creation of new services would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?-	?	?	<p>The A422 and the A361 border the site’s western and eastern edges, respectively. These two main roads are likely to generate significant levels of noise affecting new businesses within the site. The site adjoins the Kraft factory which could also generate significant levels of noise affecting new businesses within the site. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p>	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all	++	++	++	The site is located just north of Banbury town centre in a	

Southam Road– Retail and Commercial Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
services and facilities.				<p>highly accessible location. Therefore, any new development within the site will be in close proximity to the existing residential, commercial and retail development in the town centre. Furthermore, redevelopment should help improve connectivity within the town centre and provide a range of new facilities and services.</p> <p>A major positive is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>The development of this site would help to promote sustainable transport as it is close to the town centre and Banbury railway station is a short distance to the south east of the site. Therefore, a significant positive impact is identified.</p>	<p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site’s location near the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>
10. To conserve and enhance and create resources for the district’s biodiversity	+	+	+	<p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of greenfield development and development on sites of greater landscape and visual sensitivity. Also, there is the potential for ecological enhancement in connection with the Canal and River Cherwell to the east of the site. Therefore, a minor positive impact is identified.</p>	<p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p>

Southam Road– Retail and Commercial Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within or in the immediate vicinity of the site. Therefore, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p>	<p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of the conservation areas and listed buildings and seeks to maintain or improve the urban landscape type. Maintain and improve green links along the canal/river corridor.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	++	++	++	<p>The A422 and the A361 border the site's western and eastern edges, respectively. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing residential, commercial and retail development in the centre of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Therefore a significant positive effect against this objective is identified.</p>	<p>Enhancement: development should promote sustainable design and sustainable transport measures</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>

Southam Road– Retail and Commercial Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site.¹⁸⁴</p> <p>The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to remediate any contaminated land on the site, improving water quality. Overall, the site is likely to have a negligible effect against this objective.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The potential density of the retail and commercial development on site, the site's close proximity to the town centre and the surrounding land uses present an opportunity for any new development to incorporate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so everyone can benefit	+	+	+	The site is proposed for commercial and retail development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	

¹⁸⁴ Environment Agency data set

Southam Road– Retail and Commercial Scenario (5 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
from the economic growth of the district.				Access to the site will be provided ensuring that the site’s new services will be integrated and well connected to existing residential, retail and commercial areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is proposed for commercial and retail development which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	The regeneration of this site close to the town centre would provide improved facilities and an improved sense of place, which would enhance the attractiveness of the town centre to visitors.	

SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Bicester

Bicester 1: BI200 – Extension of Northwest Bicester Phase 1 and 2 (Considers both intensification and extension)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The Northwest Bicester site (Phase 1 and 2) already allocated in the Submission Plan site has capacity to contribute up to 6,000 homes, which will make a significant contribution to the objectively assessed need. The proposed extension area to the west of the allocated site covers 165 ha, and therefore could contribute a further 4,800 homes to the District housing requirement.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The River Bure and three un-named tributary watercourses have been identified within the allocated site. Only the River Bure itself is represented by EA Flood Zones 2 and 3. ¹⁸⁵ However, the majority of the allocated site and all of the proposed extension area lie in Flood Zone 1 and therefore is at low flood risk.	Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The majority of the allocated and extension site lies within Caversfield ward, with a portion also in the Ambrosden and Chesterton ward and the Bicester West ward. Caversfield has an existing deficiency in children’s playspace, tennis courts and allotments. Ambrosden and Chesterton has existing deficiencies in children’s playspace and tennis court provision. Bicester West ward has existing deficiencies in natural/semi-natural and amenity greenspace, children’s playspace, tennis courts and allotment provision. ¹⁸⁶ There is the potential to improve health and well-being of	Enhancement: any development of this site should ensure adequate provision of greenspace.

¹⁸⁵ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

¹⁸⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>the population. The 2013 LSCA identified a medium – high potential to provide both formal and informal recreation within the site¹⁸⁷ and medium potential within the extension area to the west of BI200¹⁸⁸ as part of a wider scale development involving residential and commercial use.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Together the allocated site and proposed extension form a very large site and it is anticipated that as the development will be to eco-town standards, it would provide sustainably constructed homes a proportion of which will be affordable, extra care housing with mixed tenure and employment opportunities. Therefore, a minor positive effect is identified for this objective.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The whole site area is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The development of the allocated site and the extension as an eco-town would provide new housing and has the potential to provide new cultural facilities to enhance existing provision resulting in increased satisfaction of people with their neighbourhoods. Development would result in increased traffic and noise compared to the current situation. In addition, a railway line bisects the allocated sites and runs along the northeastern boundary of the extension area, which may represent a source of noise</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the eco-town, in particular in relation to the railway line (such as positioning private gardens away from railway lines).</p>

¹⁸⁷ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

¹⁸⁸ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				impact. The effect would depend on the detail of the eco-town proposals and their implementation. The overall effect is identified as uncertain.	
7. To improve accessibility to all services and facilities.	++	++	++	The allocated site is located on the edge of Bicester at some distance from the town centre. The proposed extension to the Northwest Bicester eco-town, would become part of a larger site close to the edge of the existing built up area. However, any new development would have good access to existing services and facilities in the north of Bicester. Following eco-town principles the site will include leisure, health and social care, education, retail, arts and culture, library services, sport and play and community and voluntary sector facilities. Some of these are already being delivered as part of phase 1.	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently greenfield and comprises Grade 3 (Moderate) agricultural land with some isolated farm buildings and a railway line. This objective is considered not achievable.	Mitigation: development should encourage reuse of buildings where possible and sustainable design.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	It is anticipated that an Eco-town would introduce sustainable transport measures, designed to reduce car use, and would provide employment opportunities on the site as well as increasing the proportion of energy generated from renewable sources. Following Eco-town principles the site should achieve zero carbon and be designed to be a mixed used community and prioritise walking, cycling, public transport and other sustainable options. Some of these are already being delivered as part of phase 1.	Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation.
10. To conserve and enhance and create resources for the	-	-	-	The Ardley Cutting & Quarry SSSI sits partially within and borders the proposed extension site’s northeastern boundary. In addition, other SSSIs, a Local Wildlife Site and	Enhancement: development should promote biodiversity conservation/enhancement and

SA Objective	Duration			Assessment	Mitigation or Enhancement
district's biodiversity				<p>proposed new Local Wildlife Site are in close proximity to the west of the site, on the other side of the Motorway. Significant residential development in close proximity to these protected habitats could increase the potential for direct and indirect recreational impacts within the vicinity of the site.</p> <p>There are areas of BAP priority habitat located on either side of the railway line and some further isolated patches of BAP priority habitat in the northern and southern areas of the allocated site and the proposed extension.</p> <p>Whilst this landscape possesses some ecological and wildlife value, the potential diversity is limited with medium – low sensitivity in both BI200¹⁸⁹ and the extension to the west.¹⁹⁰ This is due to the 'mosaic' of habitats across the site, the presence of badgers and the potential presence of bats, great crested newts and common lizard; the latter being a BAP priority species within Oxfordshire.</p> <p>A minor negative impact is identified. However, it is considered that the areas of greater biodiversity interest may be able to be accommodated within the eco-town development and so the impact may be avoided.</p>	habitat creation in particular linkages with existing BAP priority habitats.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 107: Cotswolds and Upper Thames Clay Vales. At county level, the site is identified as being in the Wooded Estatelands Landscape Type. At a local level, the site is identified as being located within the Oxfordshire Estate Farmlands character area.¹⁹¹</p> <p>The landscape sensitivity has been assessed as medium sensitivity and the visual sensitivity has been assessed as medium–low sensitivity. There is a medium to high capacity for residential and employment uses within a mixed-use development in keeping with the adjacent residential area</p>	Enhancement: Consideration should be made to maintaining the visual separation with outlying settlements such as Bucknell. Connections with the wider landscape could be reinforced and opportunities for recreational use of the area incorporated.

¹⁸⁹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

¹⁹⁰ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

¹⁹¹ WYG (September 2013 and August 2014 Addendum) Bicester Landscape Sensitivity and Capacity Assessment

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>to the south east and not significantly altering the overall landscape character of the wider area.¹⁹²</p> <p>There are two (Grade II) listed buildings on the site, at Home Farm and Himley Farm.¹⁹³ The Grade I listed Church of St Peter and the Grade II* listed Church of St Lawrence are both located to the north of the site. Significant development within the large site could have an impact on the setting of these important historic buildings.</p> <p>The overall assessment is that a minor positive effect is anticipated.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	Development of this greenfield site would result in increased traffic. However, it is anticipated that an Eco-town would introduce a high level of self-containment and sustainable transport measures, designed to reduce car use under its Eco-town principles.	Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	The site will be developed by Eco-town PPS Standards, with Code for Sustainable Homes level 5 required and sustainable use of resources in construction.	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The site will be developed by Eco-town PPS Standards with sustainable waste and resources covering both domestic and non-domestic waste.	Enhancement: ensure sustainable waste management on the site.

¹⁹² WYG (September 2013 and August 2014 Addendum) Bicester Landscape Sensitivity and Capacity Assessment

¹⁹³ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	+	+	+	<p>Under Eco-town principles, Northwest Bicester should include water efficiency measures and contribute towards improving water quality in the locality.</p> <p>The NW Bicester Masterplan contains a detailed Water Cycle Study (2014) to inform appropriate water resourcing measures on the site.</p>	Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	++	++	++	<p>The allocated site and the proposed extension are large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. It is anticipated that an Ecotown would be net zero carbon.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the	++	++	++	<p>The site is large in scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
district.					
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	Northwest Bicester is the UK’s first Eco-town and has the potential to attract visitors with interest in green industries and sustainable development. The Eco Bicester Demonstration Building (EBDB) at Garth Park has attracted over 3,000 visitors (on average 200 per month), making it one of the leading visitor attractions in Bicester. ¹⁹⁴	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.
<p>Intensification of development to approximately 6,000 dwellings within BI200:</p> <p>The matrix above contains scores for extending the size of the planned North West Bicester Eco-town. Another reasonable alternative to the one appraised above would be to concentrate development within BI200, increasing the number of dwellings to approximately 6,000 and reducing the need to expand the Bicester Eco-town to the West. Concentrating development within a smaller area of greenfield land would less the significance of the negative impact on objective 8; however, the score is likely to be significant negative overall. Similarly, there are likely to be less significant adverse effects associated with objectives 10 and 11; however the significant scale of both reasonable alternatives would suggest that the scores are unlikely to change between the scenarios.</p>					

¹⁹⁴ Demonstration Building Progress Report”, Cherwell District Council, 30 May 2013.

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

Bicester 2: BI201 – Extension of Graven Hill MOD site North, in to BI211 to north, or just limiting the extension to BI223

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The Graven Hill MOD site has a resolution to approve for 1900 homes. There is potential capacity to increase further the site’s contribution to housing provision through an extension to the north of the site (into sites BI211 or BI223). With such a significant number of dwellings planned, the site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	?	?	?	<p>The majority of the site is located within Flood Zone 1.¹⁹⁵ However, approximately five small watercourse tributaries of Langford Brook run through the north western part of the site. Due to the presence of these tributaries and their close hydrological connectivity to Langford Brook, the EA has recommended that detailed modelling be undertaken of these ordinary watercourses as part of a site specific Level 3 FRA to define the flood outlines for Flood Zone 2 3, plus an allowance for climate change.¹⁹⁶</p> <p>EA mapping shows that the risk of flooding from surface water runoff from land is greater in the north western area of the site, with areas of ‘less’ and ‘intermediate’ susceptibility.¹⁹⁷</p> <p>Site BI223 within BI211 avoids the area of significant flood risk, i.e. the areas of the site within Flood Zones 2 and 3. If this part of the site was to be developed, and not the area within BI211 in Flood Zones 2 and 3, then the extension to</p>	Enhancement: development to ensure implementation of SUDS measures and implementation of recommendations contained in the Cherwell Level 2 SFRA. Development must be subject to a Flood Risk Assessment.

¹⁹⁵ EA flood risk mapping

¹⁹⁶ URS (September 2012) *Cherwell District Council Level 2 SFRA prepared for: Cherwell District Council*

¹⁹⁷ EA flood risk mapping

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>the Graven Hill MOD site would score more positively against this objective. At this stage, the overall score against this objective is uncertain.</p>	
<p>3. To improve the health and well-being of the population & reduce inequalities in health.</p>	+	+	+	<p>The majority of the site lies within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision.¹⁹⁸</p> <p>The northern extension of the site is located within Bicester South ward, which has an existing deficiency in children’s playspace, tennis courts and allotment provision.</p> <p>The LSCA conducted for site BI201 recognises the site’s medium capacity for informal recreational uses and medium to low capacity for formal recreation.¹⁹⁹ The area identified for expansion to the north, within site BI211 and BI223, is described as having low capacity for recreation, however, should the site be considered as part of the overall Graven Hill allocation area accessibility issues would not present the same restrictions and therefore a medium capacity for recreation would exist.²⁰⁰</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	<p>Enhancement: any development of this site should include adequate provision of greenspace.</p>

¹⁹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁹⁹ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁰ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
4. To reduce poverty and social exclusion.	+	+	+	This is a large site capable of contributing to housing needs and employment in the District. It is understood that the site is intended for mixed use residential led development. A planning application for the Graven Hill MOD site gained a resolution to approve 1900 homes, employment uses and community facilities in June 2013. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The Graven Hill MOD site is partially comprised of previously developed land, used by the Ministry of Defence, with some warehouses and office space, while the BI211 and BI223 are mostly greenfield with some farm buildings; however, it is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline. An uncertain effect is identified.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The A41 is located on the north east boundary of the extended site and the railway line is on the north west boundary. In addition, the development of the site is likely to result in increased traffic and noise. The site consists of mainly previously developed land. Its redevelopment could improve the integration of the site with Bicester and provide services and facilities in association with residential and employment. However, the effect would depend on the detail of the proposals and therefore its effect identified as uncertain at this stage.	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	++	++	++	The extended site lies approximately 1.3 km south of Bicester town centre. It lies some 500 m south of an area of	Enhancement: Include good provision of services and facilities, to reflect

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>existing residential development and approximately 1 km south of an existing school and 1 km south of a railway station.</p> <p>Development of the site would improve its accessibility to existing services and facilities but due to its large scale should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p>	<p>the community’s needs and support its health, social and cultural well-being.</p>
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	+	+	+	<p>The extended site is a combination of greenfield Grade 4 (poor) agricultural land and a former MOD site comprised of previously developed land. There are also warehouse buildings with some office space located on the site.²⁰¹</p> <p>Therefore, while parts of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings, other parts of the site (including BI211 and BI223) are greenfield land and would not meet the objective.</p> <p>Therefore the extended site is likely to have only a minor positive effect overall.</p>	<p>Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p>
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	?	?	?	<p>The extended site is located approximately 1.3 km south of Bicester town centre and some 1 km from a railway station. There is also potential to use the rail infrastructure in and near the site. However, achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
<p>10. To conserve and enhance and create resources for the district’s biodiversity</p>	-	-	-	<p>The Graven Hill Local Wildlife Site is located on the site and contains Ancient Woodland (a UK BAP habitat) as well as the following valuable habitats and species: broad-leaved woodland, ponds, hedgerows, badger, bat species, polecat, dormouse, great crested newt, common lizard, grass snake,</p>	<p>Mitigation: Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested</p>

²⁰¹ Defence Infrastructure Organisation/Amec, *Redevelopment of MOD Bicester Environmental Statement Volume 1: NTS*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>breeding birds, invertebrate species and common spotted orchid.</p> <p>Bicester Wetland Reserve Local Wildlife Site is located adjacent to the western site boundary, on the west side of the railway line.²⁰²</p> <p>The ecological sensitivity of site BI201 to redevelopment is considered to be medium/low²⁰³ and the more recent addendum to the LSCA identifies the land to the north of Site BI201 within sites BI211 and BI223 as being of low ecological sensitivity.²⁰⁴</p> <p>Therefore, development of the site is likely to have a minor negative effect on this objective due to the potential for the degradation of the Local Wildlife Sites and loss of biodiversity including potential harm to legally protected species.</p>	<p>newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	+	+	+	<p>The extended site is located within Natural England National Character Areas: Upper Thames Clay Ales and Cotswolds. At a county level, OWLS identifies the site as being primarily in the Wooded Hills Landscape Type with isolated areas within the Alluvial Lowland and Clay Vale Landscape Types.²⁰⁵</p> <p>The September 2013 LSCA states that site BI201's combined landscape sensitivity is considered to be medium – low, while the combined visual sensitivity of the site is medium – high for the majority of the site.²⁰⁶ The site is considered to have a medium potential to accommodate residential development on the lower slopes of the hill whilst maintaining the visual separation with Graven Hill Wood. It is considered that the location of residential development would be more appropriate on the northern facing slopes of</p>	<p>Enhancement: Impacts of any new development on landscape, visual and historic assets should be fully assessed. Historic features of interest on the site should be retained and incorporated into a development.</p> <p>Graven Hill Wood should be maintained and enhanced.</p> <p>Green infrastructure links should be protected or enhanced.</p>

²⁰² Thames Valley Environmental Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

²⁰³ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁰⁵ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁶ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>Graven Hill as this would maintain a visual connection with Bicester itself. There is medium potential for light industry employment located within the southern areas of the site where large areas of storage/hard standing and industrial type units currently exist.</p> <p>The most recent addendum to the LSCA described the land to the north of BI201 (Site BI211 and BI223) as being of a low visual sensitivity with medium to high capacities for residential and employment development.²⁰⁷</p> <p>There are no listed buildings on the site. Off-site, there are two scheduled monuments near to Graven Hill; Alchester Roman Town and Wretchwick deserted medieval settlement. There are two national monument records on the site, near the summit of Graven Hill.²⁰⁸</p> <p>Any development of the extended site may improve access to features of cultural heritage interest, including any retained MOD buildings or infrastructure. A minor positive is identified.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	Although any development on the extended site would be likely to increase traffic volumes, the site is located in close physical proximity to Bicester (1.3 km south of Bicester town centre and some 1 km from a railway station) and to the A41. There is also potential to use the rail infrastructure in and near the site to address this objective to the benefit of the site and the wider area. However, achievement of this objective will depend on implementation.	Mitigation: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.
13. To reduce the global, social and environmental impact of consumption of	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.

²⁰⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁰⁸ English Heritage website: <http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=graven%20hill&search=ALL&sort=4&recordsperpage=10>

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
resource by using sustainably produced and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The effect of the site will depend on implementation. The site is partially comprised of previously developed land; however, development of the site is likely to increase waste generation. An uncertain impact is identified. The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	-	-	-	Approximately five small watercourse tributaries of Langford Brook run through the north western region of the extended site (including BI211 and BI223) ²⁰⁹ . There is the potential for adverse impact on water quality during and the construction and operation of any new development. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Mitigation: Recommendations in the Level 2 SFRA Addendum (URS, September 2012) should be adhered to in any future development. Ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

²⁰⁹ EA flood dataset

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration			Assessment	Mitigation or Enhancement
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p>	++	++	++	<p>The extended site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	<p>Enhancement: Include good provision of services and facilities to reflect the community’s needs.</p>
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p>	++	++	++	<p>The extended site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p>	<p>Enhancement: Include good provision of services and facilities to reflect the community’s needs.</p>
<p>19. To encourage the development of buoyant, sustainable tourism sector.</p>	+	+	+	<p>There is the potential for development of the site to enhance access to the woodland and the Local Wildlife Site.</p> <p>There is also a potential heritage interest from retaining MoD buildings or infrastructure.</p> <p>Although the achievement of this objective will depend on implementation of any development, a minor positive effect is identified against this objective.</p>	<p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advance of the location.</p>

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

SA Objective	Duration	Assessment	Mitigation or Enhancement
<p>Extension into Site BI223 only: Site BI223 covers most of the same area as site BI211 except for the area of significant flood risk in the northern corner of site BI211, i.e. the areas of the site within Flood Zones 2 and 3. If the extension of BI201 was limited to the area within site BI223 rather than BI211, development in flood risk areas would be avoided. This alternative would therefore score more positively against objective 2. However, extending only into BI223 would also result in a marginal reduction in the number of dwellings that could be developed on and around Graven Hill but would not change the score for objective 1.</p> <p>Compared to the much larger BI201, the extension site BI223 has a low visual sensitivity to development, making it suitable for residential and employment land. However, unlike the larger BI201 to the south, it is less accessible, reducing the capacity of this possible extension to BI201 to accommodate recreation development.²¹⁰ Furthermore, the extension site is much close to the existing urban edge of Bicester, meaning that its development would create a site that is in close proximity to greater number of local services and facilities.</p>			

²¹⁰ WYG (August2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 3 (BI44)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is mostly occupied by agricultural farmland. A small watercourse is located along the northern boundary of the site, flowing along the south side of Middleton Stoney Road. The watercourse is a minor tributary of Langford Brook and could potentially present a flood risk to the site if the channel capacity becomes exceeded resulting in bank overtopping ²¹¹ . However, the site is shown to be located within EA Flood Zone 1, as the catchment of the minor watercourse is < 3km ² . A neutral effect is identified.	Enhancement: it is recommended in the SFRA that development does not encroach within a minimum of 8 m of the watercourse banks on the north site boundary. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The adjacent SW Bicester Phase 1 development will provide formal and informal open space including playing fields and strategic open space close to Pingle Brook and direct access to the newly built South West Bicester perimeter road	Enhancement: any development of this should include adequate provision of greenspace, as well as linkages to green infrastructure

²¹¹ URS (March 2012) *Cherwell District Council Level 2 SFRA living document, prepared for: Cherwell District Council*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>(Vendee Drive).</p> <p>The site lies within Ambrosden and Chesterton ward which has existing deficiencies in children’s playspace and tennis court provision²¹².</p> <p>The site is not currently directly linked to any existing green infrastructure. However, the site can be linked to green infrastructure within the SW Bicester Phase 1 development. The Final Draft LSCA²¹³ identifies medium-high potential to provide formal and informal recreation. There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	located off-site.
4. To reduce poverty and social exclusion.	+	+	+	<p>This is a large site capable of contributing to housing needs in the District. The site is located adjacent to the SW Bicester Phase 1 development, and therefore should enable residents to benefit from the facilities provided within the Phase 1 development. A positive effect is identified. The Final Draft LSCA (March 2013) identifies a high capacity for residential development on this site.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently greenfield; therefore there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. An uncertain effect is identified at this stage.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities</p>	Enhancement: new development should include sustainable design

²¹² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²¹³ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
communities and engage cultural activity across all sections of the Cherwell community				and acting as local centres. The site is located adjacent to the SW Bicester Phase 1 development, and therefore should enable residents to benefit from the facilities provided within the Phase 1 development. However, any new development on the site may result in increased traffic and noise. Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.	features including sustainable transport measures.
7. To improve accessibility to all services and facilities.	+	+	+	The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the SW Bicester Phase 1 development and in the area to the north. The Final Draft LSCA ²¹⁴ indicates the site has a medium high capacity for formal and informal recreation.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently greenfield and mainly covered by Grade 3 (good to moderate) agricultural land. Although there are some existing buildings on the site (Whitelands Farm) which could be re-used, the site is predominantly greenfield. A major negative is identified.	Mitigation: development should encourage reuse of buildings where possible and sustainable design.
9. To reduce air pollution including reducing greenhouse	+	+	+	The site is located in close proximity to existing services and facilities within the Phase 1 development, which will therefore reduce the need to travel. The site is also well	

²¹⁴ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
gas emissions and ensure the district is ready for its impacts				located with regards to the centre of Bicester. A minor positive is identified.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no biodiversity designations on the site. Bignell Park Ecologically Important Landscape is located to the west, on the other side of the A4095.</p> <p>The Final Draft LSCA considers the ecological sensitivity of the site to future development to be low. Due to the lack of ecological features within the site there is a low value for natural factors, although there may be some potential for bats and birds within the trees and buildings around Whitelands Farm²¹⁵. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	Enhancement: Ecological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures to address species on site and those in surrounding areas.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site area comprises a large field in the north and a smaller field located in the south of the site, south of Whitelands Farm which is now vacated and showing signs of dereliction. The total site area is approximately 28 ha.</p> <p>The landscape sensitivity of the site has been assessed as low sensitivity and the visual sensitivity has been assessed as medium-low sensitivity²¹⁶. The site has high capacity for residential development, with low capacity for employment development (as this would not be in keeping with surrounding land uses and would alter the landscape character). The site has medium to high potential for</p>	<p>Enhancement: Historic features of interest on the site should be retained and incorporated into a development if feasible.</p> <p>Planting on the west and southern site boundaries including trees of a diverse age spread would mitigate views into the site.</p> <p>Green infrastructure links should be protected or enhanced.</p>

²¹⁵ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

²¹⁶ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				recreation use and low potential for woodland. Chesterton Conservation Area is located to the south west ²¹⁷ . Buildings of historic value could be retained and converted- e.g. farm buildings. Development of this site would reduce the pressure of green field development on sites of greater landscape and visual sensitivity. A minor positive is identified.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	The site has good connectivity to the strategic road network via the now completed South West Bicester perimeter road. The site is located in close proximity to existing services and facilities within the Phase 1 development, which will therefore reduce the need to travel and provide the opportunity to link with existing public transport routes. The site is also well located with regards to the centre of Bicester. A minor positive effect is identified at this stage.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable	?	?	?	The achievement of this objective will depend on implementation of any development on the site The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of

²¹⁷ English Heritage data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
management of waste				in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore development of the site is likely to increase waste generation.	hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	Due to limited watercourses on the site; the achievement of this objective would depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	Enhancement: Include good provision of services and facilities to reflect the community's needs

Bicester 3 (BI44) (28 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would result in any direct benefits to the tourism sector, and to business opportunities within the sector.	

Bicester 8 (BI5)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located in Flood Zone 1; however, EA mapping also indicates some localised areas susceptible to surface water flooding (intermediate level). No watercourses are located within the site boundary; however, a small ordinary watercourse borders the north eastern edge of the site.	Enhancement: Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies within Launton ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision ²¹⁸ . The Final Draft LSCA indicates that the site has limited potential for implementation of formal recreation. There is however a greater potential to create an informal recreational resource connecting Bicester with the wider landscape beyond the site ²¹⁹ . There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the east.
4. To reduce poverty	?	?	?	The Final Draft LSCA, indicates that there is low landscape	

²¹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²¹⁹ WYG (March 2013) Bicester Landscape Sensitivity and Capacity Study; Final Draft

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and social exclusion.				<p>capacity for residential and employment development although there is some potential for commercial use. Although there is potential to link commercial uses to skills development, there is no significant direct impact on this objective.</p> <p>The capacity of the site is subject to adequate location of development and mitigation. However, the effect of the site against this objective depends on implementation.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>Currently, much of the site is still used as an active airfield associated with Bicester Gliding Club and public access is not available.</p> <p>In the south east of the site are a number of storage bunkers which are in a poor state of repair. This area is accessible from the public footpath that approaches the site boundary from the south of the A4421 through an opening in the site boundary fence. Many of these bunkers have been vandalised and show signs of being used for anti-social behaviour²²⁰. Development of the site would help to reduce crime on the site by removing the derelict bunkers.</p>	Enhancement: development to encourage bringing historic buildings back into active use, and ensure high quality design that will assist in reducing crime and fear of crime.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. Development of this site will provide public access to heritage assets. The high cultural sensitivity of the site and the low landscape capacity identified to accommodate residential or significant employment (see objective 11) may constraint uses on site. However, some commercial development linked to a heritage development scheme could increase accessibility to services and facilities. However, the site is located approximately 1.5 km north of Bicester town centre and the development of the site may result in increased traffic and noise</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing, as well as sustainable design to manage potential noise and traffic impact.

²²⁰ WYG (March 2013) Landscape Sensitivity and Capacity Assessment; Final Draft

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.	
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site is located approximately 1.5 km north of Bicester town centre and there is currently no public access to the site. It lies in close proximity to existing residential development.</p> <p>The high cultural sensitivity of the site and the low landscape capacity identified to accommodate residential or significant employment (see objective 11) may constrain uses on site. However, some provision of commercial development linked to a heritage development scheme could increase accessibility to services and facilities.</p>	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	The south west corner of the site is occupied by a diverse range of building types from aviation storage sheds to smaller scale office type buildings associated with the former RAF site use. Therefore, there is the potential to re-use previously developed land and re-use buildings.	Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	The site is located approximately 1.5 km from Bicester town centre and it is relatively close to existing facilities and employment in the north and east of Bicester.	Mitigation: ensure generation of energy from on-site renewable energy technologies.
10. To conserve and enhance and create	-	-	-	The southern area of the site is a Local Wildlife Site, as well as an area immediately to the north of the site (which holds Great Crested Newts). An extension to these two LWS has	Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the Site

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
resources for the district's biodiversity				<p>been put forward as a proposed Local Wildlife Site, which would cover the entire site. This is proposed owing to the site's interest as unimproved grassland and potential value for invertebrates and birds²²¹.</p> <p>The Final Draft LSCA considers the site's ecological sensitivity to future redevelopment to be medium/low.</p>	of taking it forward, notably to badgers, barn owls, bats, reptiles, amphibians including Great Crested Newts and geodiversity.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	?	?	?	<p>The site is located within Natural England National Character Area 107: Cotswolds. At County level the OWLS identifies the site as being in the Wooded Estate/Landscape Type and at district level the site lies within the Otmoor Lowlands Character area.</p> <p>The site forms part of the RAF Bicester Conservation Area and there are two scheduled monument areas and multiple listed buildings within the site. The group value of the assets results in complex historic landscape with readily understood features. The continued use of the site as an airfield also reinforces this reference and results in a cultural sensitivity of high.</p> <p>The site is not publicly accessible but is open in character with wide ranging views within and out of the site. The site has medium to high landscape sensitivity and medium visual sensitivity. The site is assessed as having medium capacity for development overall but residential development would not be appropriate and capacity for employment development is limited to the western corner of the site focussing on the re-use of existing buildings. The site has some capacity for informal recreation use and there is medium to low capacity for woodland.</p> <p>It is understood that any development of the site would have to be conservation led. Enabling development of this site would secure a viable future for the historic assets on</p>	Enhancement: ensure protection, enhancement and restoration of the site's cultural and heritage assets, and promote accessibility.

²²¹ Thames Valley Environmental Records Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>this site and would make heritage assets more accessible to the public.</p> <p>Nevertheless, the effect on this objective would depend on implementation.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located approximately 1.5 km from Bicester town centre and it is relatively close to existing facilities and employment in the north and east of Bicester. The high cultural sensitivity of the site and the low capacity identified for certain uses (refer to objective 11) is likely to constraint the type and extent of development on site. With regards to service vehicles that could access the site, access should be possible from the perimeter road, avoiding the town centre.</p>	<p>Mitigation: development proposals should include a sustainable travel plan.</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>No watercourses are located within the site boundary; however, a small ordinary watercourse borders the north eastern edge of the site. Although, any potential effects are unlikely to be significant.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure surface water run-off rates are not increased.</p>

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				application of national policy and policies ESD1-5).	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>No Energy Strategy has been undertaken; therefore it is not possible to conclude what measures may be feasible for the site. The capacity of the site to accommodate energy generation from renewable resources may be limited by constraints regarding conservation of historic assets and the airfield use.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.

Bicester 8 (BI5) (144 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
workforce and support the long term competitiveness of the district.				in the area. Primary and secondary schools are likely to be constructed.	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	The site is the best preserved bomber airfield dating for the period up to 1945 (English Heritage). A conservation led scheme will open up this site to the public with the heritage interest of the site promote the location for visitors. There is potential for commercial development linked the site's heritage and there is some potential to enhance recreational footpaths.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Bicester 12: BI2 – Extension and Intensification

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing and appropriate masterplanning for this large strategic site.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	EA Flood Zones 2 and 3 cover an area of approximately 17 ha in the north east corner of the site. The remainder of the site is currently shown to be located within Flood Zone 1. ²²² OS 1:25,000 scale mapping illustrates a small un-named ordinary watercourse flowing in a south westerly direction through the site. This watercourse is fed by two groundwater fed ponds immediately south of Middle Wretchwick Farm and appears to sink after approximately 250m in length. EA mapping indicates areas susceptible to surface water flooding in the vicinity of this watercourse, covering much of the northeastern part of the site. ²²³ The site is given a minor negative impact against the achievement of this objective.	Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment.

²²² EA data set

²²³ URS (August 2014) *Level 2 SFRA Second Addendum*

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

3. To improve the health and well-being of the population & reduce inequalities in health	+	+	+	<p>The site lies largely within Ambrosden and Chesterton ward, which has existing deficiencies in children's playspace and tennis court provision and partially within Launton ward, which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children's playspace and allotment provision.²²⁴</p> <p>National Cycle Route 51 meets the combined site boundary north of Langford village then turns northward along the western boundary of the site.²²⁵</p> <p>There is a Medium capacity for formal and informal recreation associated with the Deserted Medieval Village of Wretchwick, with wider potential to open up the area to the wider public to create a local resource.²²⁶</p> <p>There is the potential to improve health and well-being of the population by retaining the footpaths on the site and extending the cycle network.</p>	Enhancement: any development of this site should include adequate provision of greenspace, including the retention of footpaths.
4. To reduce poverty and social exclusion	+	+	+	<p>The site has capacity for residential, employment and recreational developments.²²⁷ Provision of new housing and employment on the site, including new community centres, local education, sport and open space facilities, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime	?	?	?	<p>The sites are currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the achievement of this objective will depend on implementation.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity	?	?	?	<p>The A4421 forms the north western boundary of the site, the A41 forms the southern boundary of the site and the northern boundary borders a railway line. These could represent significant noise sources to any future development.</p>	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.

²²⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

²²⁵ Sustrans data set.

²²⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²²⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

across all sections of the Cherwell community				However, the achievement of this objective will depend on implementation.	
7. To improve accessibility to all services and facilities	++	++	++	The site is located approximately 1 km south-east of Bicester town centre and Bicester Town rail station. The site is in close proximity to existing residential, employment and services in the north east and east of the town. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance	--	--	--	The site is not previously developed and covered by Grade 4 (poor quality) agricultural land. ²²⁸ Middle Wretchwick Farm and Little Wretchwick Farm are located on the site. Although there may be some opportunity to re-use existing buildings; the site is predominately greenfield and in the main this objective is not achievable.	Mitigation: development should ensure re-use of existing building where possible. Any new development should ensure the adoption of sustainable construction and design practices and use of recycled aggregate.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is currently accessible from Bicester by means of National Cycle Route 51 ²²⁹ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. There are no AQMAs in the area. There is potential for good connectivity given the site's location and range of uses nearby. However, achievement of this objective will depend on implementation.	Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and onsite renewable energy generation.

²²⁸ DEFRA data set.

²²⁹ Sustrans data set.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>There are no statutory designated sites on or immediately surrounding the site. A Local Wildlife Site (Gavray Drive Meadows) covers the north western corner of the site, and a further Local Wildlife Site (Meadows NW of Blackthorn Hill) is located immediately east of the site. The northern section of the site contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.²³⁰</p> <p>There are a variety of habitats identified within the site which lend themselves to providing suitable habitats for protected species, such as badger, great crested newts, peregrine falcon and water vole – thus the site's ecological value is Medium to Low.²³¹</p> <p>A large portion of the northern part of the site lies within the Ray Conservation Target Area (CTA)²³². CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit. Their aim is to restore biodiversity at a landscape-scale through the maintenance, restoration and creation of BAP priority habitats.</p> <p>Any development may result in a loss of Local Wildlife Sites and BAP priority habitats; therefore a significant negative impact is identified.</p>	<p>Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, are located in the western area of the site, associated with the site of Wretchwick medieval settlement.²³³</p> <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vales Landscape Type. At a local level, the Cherwell District</p>	<p>Mitigation: ensure that archaeological features are preserved and the setting of above ground heritage assets, such as the Scheduled Monuments, is safeguarded. Where possible, interpretation boards and public access could be provided.</p> <p>Green infrastructure links should be</p>

²³⁰ TVERC data set

²³¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³² Oxfordshire County Council data set.

²³³ English Heritage data set.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

				<p>Landscape Assessment identifies the site as being located within the Otmoor Lowlands character area.²³⁴</p> <p>The combined landscape sensitivity of the site has been assessed as medium and the combined visual sensitivity medium to low. There is a Medium to High capacity for residential and employment development as part of a mixed use development outside the area designated as a Scheduled Monument; however, any development considered should seek to preserve and enhance the designated site.²³⁵</p>	protected or enhanced.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>The site is currently accessible by means of National Cycle Route 51²³⁶ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. However, achievement of this objective will depend on implementation.</p>	Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. sustainable use of resources in construction).</p>	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the</p>	Enhancement: ensure sustainable waste management on the site,

²³⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³⁶ Sustrans data set.

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disposal, and achieve the sustainable management of waste				application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	A substantial area of flood risk is located in the northern area of the site, as detailed above. This is associated with a small un-named watercourse flowing in a south westerly direction through the site. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district	++	++	++	The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled	++	++	++	The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities	Enhancement: Include good provision of services and facilities to reflect the community's needs.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

workforce and support the long term competitiveness of the district				in the area. Primary and secondary schools are likely to be constructed.	
19. To encourage the development of buoyant, sustainable tourism sector	0	0	0	There is some potential to enhance the cultural heritage features associated with Wretchwick medieval village as well as the footpath network on site, which may promote the location for visitors. This could cumulatively enhance the attractiveness of Bicester for visitors (in combination with improvement of other attractions in the town). However, it is considered unlikely that development of the site would significantly enhance the tourism sector. A neutral effect is identified.	Enhancement: new development should seek to include visitor attractions, including cultural heritage.
<p>Site BI227 – only differs from site BI2 by omitting the heritage assets from within the site. Regardless of whether the site includes the medieval settlement within its boundary, both sites are likely to avoid the direct development of the Scheduled Monuments. Furthermore, both sites BI2 and BI227 would include development in close proximity to the medieval settlement, potentially influencing the Monuments’ setting. Therefore, depending on implementation, a minor negative impact on objective 11 is identified for both sites BI2 and BI227.</p> <p>Site ‘Area north of the A41, east of Bicester 12’ – a potential employment site with similar effects to the majority of site BI2. However, this portion of the site lies completely within Zone 1, suggesting there is limited flood risk. Furthermore, as the most southern part of site BI2, this site is the furthest away from the scheduled monuments – thus this portion of the site BI2 is the least sensitive in landscape and visual terms. Consequently, it has the greatest capacity for residential and employment development as part of a larger mixed-use development anchored to the existing urban edge of Bicester.²³⁷</p> <p>Overall, site ‘Area north of the A41, east of Bicester 12’ is less constrained than Site BI2 and BI227; however, its much smaller size would contribute less to SA objectives concerned with providing new housing, local services and facilities.</p>					

²³⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

BIC 5: Site BI212 including sites BI224, BI225, BI226)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site lies entirely within Flood Zone 1, with some localised areas in the east and south east of the site identified by EA mapping as being susceptible to surface water flooding. ²³⁸	Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies to the south and west of the existing village of Caversfield, and on the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations. The site lies in Caversfield ward, which has an existing deficiency in children’s playspace, tennis courts and allotments. ²³⁹ The site has a moderate capacity to accept playing fields and informal recreation or woodland according to the LSCA 2014 ²⁴⁰ . There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north.

²³⁸ Environment Agency data set

²³⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁴⁰ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	<p>The area has moderate to high capacity (LSCA 2014) for residential development provided development does not adversely affect the setting of the Conservation Area and stopped short of the corner at Home Farm to maintain a buffer around the hamlet of Caversfield. As the site provides an important buffer between the existing extent of Bicester and Caversfield to the north and development of the area would result in coalescence of the two settlements. The area therefore has a Medium to Low capacity for residential development.</p> <p>Provision of new housing and employment on the site, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site, with minor positive effects against this objective.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: Consider the impact of development on this site on RAF Bicester.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The A4095 forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>However, the achievement of this objective will largely depend on implementation.</p>	<p>Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.</p>
7. To improve accessibility to all services and facilities.	+	+	+	<p>The southern part of the site is located approximately 1.5 km north of Bicester town centre. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could</p>	<p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p>

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				potentially contribute positively to the achievement of this objective.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	There are two minor roads which cross the site and there is one farmhouse with associated buildings and four houses in the central northern part of the site. Otherwise, the site is not previously developed and is covered by Grade 3 (good to moderate) agricultural land, with an area of nonagricultural land in its north eastern corner. ²⁴¹ Although there may be some potential to re-use existing buildings, the site is primarily greenfield and this objective is unlikely to be achieved;	Mitigation: existing buildings should be re-used where possible.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The southern part of the site is located approximately 2 km from Bicester town centre. The effects against this objective are dependent on implementation.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no designated sites on BIC 5. The nearest designated site is the proposed extension to Bicester Airfield Local Wildlife Site, approximately 700m east of the site. An area of BAP priority habitat (woodland) is located in the north east corner of the site, covering an area of approximately 1 ha adjacent to the minor road which forms the north-east site boundary. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise	Enhancement: ensure protection and enhancement of the area of BAP priority habitat on site.

²⁴¹ DEFRA data set

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	--	--	<p>The site is located within Natural England National Character Area 107: Cotswolds. County Landscape Character: Wooded Estatelands. District Landscape Character: Oxfordshire Estate Farmlands.²⁴²</p> <p>The site is currently greenfield, occupied by flat horse pastures and two arable fields, with hedges only in the south-east triangle. Minor roads bisect the site, from the B4100 eastwards into Caversfield and from the A4095 northwards. There is one farmhouse with associated buildings and four houses in the central northern part of the site. A public footpath runs along the northern site boundary.²⁴³</p> <p>The LSCA (2014) indicated that the landscape sensitivity of the site has been judged to be moderate as it forms part of the setting of the RAF Bicester Conservation Area and divides the hamlet of Caversfield from the modern housing estate west of Fringford Road. It also indicates the site has Medium to High capacity to accept residential development in the south of the site, provided this did not adversely affect the setting of the RAF Bicester Conservation Area to the east and of the listed buildings at Home Farm and at Caversfield House, as the site provides an important buffer between the existing extent of Bicester and Caversfield to the north and development of the area would result in coalescence of the two settlements. The area therefore has a Medium to Low capacity for residential development. The northern portion of the site is considered to have low capacity to accept development. The assessment concluded</p>	Mitigation: Ensure development is limited to the areas identified as having capacity to accept new development.

²⁴² WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁴³ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>that there was a medium to low capacity for employment development. It also assessed the site as having medium capacity for informal recreation and woodland.²⁴⁴</p> <p>Views of the site are limited by dense planting on the boundary of Caversfield House and along Fringford Road, and there are good hedges around the other boundaries and along the edge of Bicester.</p> <p>The site does not contain any features of cultural heritage value but lies adjacent to the RAF Bicester conservation area and areas of archaeological constraint.</p> <p>Development of this site would result in the coalescence of Caversfield, the former DLO Caversfield site and the proposed Northwest Bicester Eco-town. This together with the potential impact on the conservation area and listed buildings leads to a significant negative impact.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	<p>The site is located approximately 1.5 km north of Bicester town centre and a relatively short distance from existing schools, supermarkets and employment areas. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. However, achievement of this objective will depend on implementation.</p>	Mitigation: ensure provision of sustainable transport measures
13. To reduce the global, social and	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and</p>	Enhancement: promote the use of locally sourced and recycled

²⁴⁴ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
environmental impact of consumption of resource by using sustainably produced and local products.				policies ESD1-5).	construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses located on the site no substantial areas of flood risk, as detailed above; the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to restrict surface water run-off to greenfield rates.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. The achievement of this objective, however, would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local	Enhancement: Include good provision of services and facilities to reflect the

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
employment so everyone can benefit from the economic growth of the district.				<p>services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre.	

BIC 7: Dymock's Farm (CV001) (approximately 50 Hectares)

BIC 7: Dymock's Farm (CV001)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located in EA Flood Zone 1; however, EA mapping also indicates some localised areas susceptible to surface water flooding (intermediate level).	Enhancement: New development should incorporate sustainable drainage, in order to reduce the areas susceptible to surface water flooding. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Caversfield ward, which has an existing deficiency in children's playspace, tennis courts and allotments.²⁴⁵</p> <p>The LSCA (2014) indicated that the site has a medium capacity to accept formal recreation and a high capacity to accept informal recreation or woodland. A footpath follows the northern boundary of the site.²⁴⁶</p> <p>Formal and informal recreation on this site is likely to serve localised needs in Caversfield rather than the strategic needs of the objective.</p> <p>However, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	Enhancement: new development should include adequate provision of greenspace.

²⁴⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁴⁶ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	The 2014 LSCA indicates the site has high capacity to accept built development meaning that residential and employment uses could contribute to reducing poverty and social exclusion. The site is poorly related to Bicester and development there is likely to positively serve localised needs at Caversfield. ²⁴⁷	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. Enhancement: Consider constraints on RAF Bicester if site were developed.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the development of this site may result in increased traffic and noise. In addition, the proximity to the railway may result in noise impact. New development may be able to provide some facilities to enhance existing provision. However, it would be poorly related to Bicester due to the distance from the nearest settlement and its services and would not result on integration of development but an extension to a Category C village with limited services and facilities to accommodate a strategic site allocation. Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	--	--	--	The site is located to the north of Caversfield which is a category C village with limited services and facilities to accommodate a strategic site allocation.	Mitigation: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-

²⁴⁷ WYG (August 2014) Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
					being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is currently greenfield and is located on Grade 3 (good to moderate) agricultural land, with a strip of non-agricultural land along the southern boundary. Therefore, this objective is not achievable.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located to the north of Caversfield village and approximately 2 km from the northern edge of Bicester. The effects against this objective are dependent on implementation.	Mitigation: ensure generation of energy from on-site renewable energy technologies
10. To conserve and enhance and create resources for the district’s biodiversity	+	+	+	The site does not impact on any designated habitats or sites and there are no records of species presence within the site. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	
11. To protect, enhance and make accessible for enjoyment, the	?	?	?	The site is located within Natural England National Character Area 108: Upper Thames Clay Vales County Landscape Character: Wooded Estatelands District Landscape Character: Oxfordshire Estate Farmlands. ²⁴⁸	Enhancement: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site.

²⁴⁸ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
district’s countryside and historic environment.				<p>The site comprises a mixture of arable and pasture land divided by managed hedges and some trees. A former timber yard is located in the south east of the site. The western boundary of the site is formed by Fringford Road, the A421 forms the eastern boundary of the site, to the north lies open countryside and Fringford Lodge and to the south lies residential development in Caversfield. Dense hedgerows and mature trees line some of the site boundaries.²⁴⁹</p> <p>The LSCA 2014 assessed the site as having low landscape sensitivity. Brashfield House, a listed building is located to the south of the site and the site lies close to the RAF Bicester conservation area boundary. The site is assessed as having high capacity for development, informal recreation use and woodland.²⁵⁰</p> <p>While the site has a low landscape sensitivity and limited heritage significance, there is little opportunity to improve the landscape character; therefore, until more detail is known about the proposed development the overall effects against this objective are uncertain.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	?	?	?	The site is located to the north of Caversfield village and approximately 2 km from the northern edge of Bicester. The effects against this objective are dependent on implementation.	
13. To reduce the global, social and environmental impact	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote

²⁴⁹ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock's Farm (CV001) (approximately 50 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
of consumption of resource by using sustainably produced and local products.					energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no watercourses on the site, and no substantial areas of flood risk, as detailed above; the achievement of this objective would depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	The site is 50ha and there are other means besides CHP to contribute towards energy generation. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. However, overall the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of	++	++	++	The site is large scale and therefore would be able to accommodate commercial and employment land, new	Enhancement: Include good provision of services and facilities to

BIC 7: Dymock's Farm (CV001) (approximately 50 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
employment so everyone can benefit from the economic growth of the district.				community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Perimeter and other major access roads as well as distributor roads would need to be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be required.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, the achievement of this objective will depend on implementation of any development.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

BIC 10: Land East of Chesterton (56.57 hectares)

BIC 10: Land East of Chesterton

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within EA Flood Zone 1 and there are no surface water features on the site. There are two small areas in the south east and central eastern areas of the site identified by EA mapping as being susceptible to surface water flooding. ²⁵¹	Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment.

²⁵¹ Environment Agency dataset.

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision²⁵².</p> <p>The LSCA indicated that the site has some capacity to accept playing fields as these could be set within a strong landscape framework. The site would be best suited to informal recreation, woodland or parkland which would extend the character of Bignell Park, to the north.</p> <p>There are two public footpaths crossing the site, one in the northern part of the site and one in the southern part. National Cycle Route 51 passes within 300m of the southern site boundary.</p> <p>The site would provide good opportunity to extend existing greenspace.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	<p>Enhancement: ensure that development takes account of the site’s landscape setting, enhancing the existing network of footpaths and open space.</p> <p>Propose amending score for Bicester 10 to ?, replacing final sentence with 'However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation</p>
4. To reduce poverty and social exclusion.	+	+	+	<p>The site has medium capacity to accept development, meaning that some residential and employment uses could contribute to reducing poverty and social exclusion., with minor positive effects against this objective..</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and	?	?	?	<p>The site is located to the north and east of the existing village of Chesterton. A minor road forms the eastern site boundary; the A4095 forms the north western site</p>	<p>Enhancement: include requirement for provision of mixed tenure, affordable housing, sustainable</p>

²⁵² Cherwell District Council (July 2008) Green Spaces Strategy Background Document

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
engage cultural activity across all sections of the Cherwell community				<p>boundary; and the A41 forms the southern site boundary. The western site boundary is formed by Gagle Brook and a minor road. There are unlikely to be significant noise sources surrounding the site and new development would not be a significant noise source.</p> <p>There may be opportunities to develop new cultural facilities, associated with Bignell Park to the north and the Gagle Brook. However, the achievement of this objective will depend on implementation.</p>	transport measures and new cultural facilities.
7. To improve accessibility to all services and facilities.	?	?	?	<p>The site is located in close proximity to existing services and facilities, within the SW Bicester Phase 1 development to the north, and any new development on the site would improve accessibility to local facilities.</p> <p>However, the site is located approximately 2-2.5 km from Bicester town centre, and new development should ensure good provision of new services and facilities.</p>	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--			The site is not previously developed. The eastern part of the site is Grade 4 (poor) agricultural land and the western part is grade 3 (good to moderate). Therefore, this objective is not achievable.	Mitigation: Existing buildings should be re-used where possible.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	The site is located approximately 2 km of Bicester town centre. There is currently no designated Air Quality Management Area in Bicester. The site is currently accessible by means of National Cycle Route 51 and via footpaths from the north and south. A minor road forms the eastern site boundary; the A4095 forms the north western	Enhancement: ensure sustainable transport measures are implemented, including links from the SW Bicester Phase 1 development to the north. Promote energy efficiency and on-site renewable energy generation

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>site boundary; and the A41 forms the southern site boundary. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel. Therefore, a minor positive impact is identified.</p>	
<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	-	-	-	<p>There are no designated sites on the site. However, Bignell Park, immediately west of the site, is designated as an Ecologically Important Landscape area. The Gagle Brook is located within 50 m of the south-western boundary of the site.</p> <p>There is a record of a Protected and Notable species ²⁵³.</p> <p>The site is not previously developed, therefore any development would have the potential to impact biodiversity.</p> <p>A minor negative impact is identified due to site being adjacent to an Ecologically Important Landscape area and the need for further investigation to determine whether development may be limited by the presence of protected species.</p>	<p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	-	-	-	<p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. County Landscape Character: Clay Vale and Wooded Estatelands. District Landscape Character: Otmoor Lowlands²⁵⁴.</p> <p>The site contains mainly arable land and is well contained within successive hedgerows and there are few long views of it. Two public footpaths cross the site. The LSCA 2014 assessed the site as having medium landscape sensitivity, medium to low capacity to accommodate residential</p>	<p>Mitigation: A full archaeological survey, as well as a visual impact assessment should be undertaken as part of any future development of the site.</p>

²⁵³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁵⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				development and low capacity to accommodate employment development. ²⁵⁵ The site abuts the Chesterton conservation area ²⁵⁶ . The site could therefore also affect protect the setting of Chesterton village and Conservation Area, which is located immediately south west. A minor negative impact is recorded.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	The site is located approximately 2 km from Bicester town centre and is accessible from Bicester by means of National Cycle Route 51 and via footpaths from the north and south. A minor road forms the eastern site boundary; the A4095 forms the north western site boundary; and the A41 forms the southern site boundary. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas. Overall, the site could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport with minor positive effects against this objective.	Enhancement: ensure sustainable transport measures are implemented, including links from the SW Bicester Phase 1 development to the north.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.

²⁵⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁵⁶ English Heritage dataset

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				Oxfordshire Minerals and Waste Local Plan: Core Strategy).However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses located on the site and no substantial areas of flood risk, as detailed above. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The site is of a suitable size to provide at least some area of relatively high density. It is relatively close to a number of 'complementary heatloads' that could make CHP/District heating viable, including the leisure centre, hospital and the facilities proposed as part of the SW Bicester Phase 1 development. However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so everyone can benefit from the economic	++	++	++	The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a	Enhancement: Include good provision of services and facilities to reflect the community's needs.

BIC 10: Land East of Chesterton (56.57 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
growth of the district.				significant number of jobs in the short to medium term. Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, it adjoins Bignell Park, and there is some potential to enhance the footpath network, which may promote the location for visitors.	

BIC 11: Bignell Park (approximately 60 hectares)

BIC 11: Bignell Park

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	The majority of the site is located in EA Flood Zone 1; however, the Gagle Brook flows through the site from west to east and land either side of it lies in Flood Zones 2 and 3 ²⁵⁷ . The Gagle Brook has been dammed in places to form several small lakes. ²⁵⁸	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment.

²⁵⁷ Environment Agency dataset.

²⁵⁸ Halcrow (2010) Landscape Sensitivity and Capacity Report (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision²⁵⁹.</p> <p>The site has a low capacity to accept playing fields and woodland as these would lead to a loss of character and value. However, it has high capacity for informal recreation, although there is currently no public access (LSCA 2010).</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network.
4. To reduce poverty and social exclusion.	?	?	?	<p>The site has low capacity to accept development without loss of character and value (LSCA 2010). There are no direct impacts on this objective.</p> <p>The capacity of the site is subject to adequate location of development and mitigation. However, the effect of the site against this objective depends on implementation.</p>	
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is privately owned and not accessible to the public; therefore, it is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline.	Enhancement: development should ensure high quality design that will assist in reducing crime and fear of crime.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell	?	?	?	The site is located to the north of the village of Chesterton. The park is bounded by the A4095 on the south and east, the B4030 on the north and by agricultural land to the west. Significant noise sources surrounding the site are unlikely and new development would not be a significant noise source.	

²⁵⁹ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
community				There may be opportunities to develop new cultural facilities, associated with the existing parkland and the Gagle Brook.	
7. To improve accessibility to all services and facilities.	-	-	-	The site is located in close proximity to existing services and facilities, within Chesterton; however, it is located relatively distant (approximately 2.5 km) from Bicester town centre and from existing employment areas.	Mitigation: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is mostly not previously developed and comprises in its majority non agricultural land. A strip of land alongside the east and north boundaries comprises Grade 3 (good to moderate) agricultural land. A part of the original Bignell House survives and there are also about 20 other houses on the site, mainly on the edge of Chesterton. Although there may be some opportunity to re-use existing buildings belonging to Bignell House the site is primarily greenfield land.	Mitigation: Existing buildings should be re-used where possible.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	-	-	-	The site is located approximately 2.5 km from Bicester town centre. The site is bounded by the A4095 to the south and east and the B4030 to the north. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas and from services and facilities within Bicester. There is no AQMA in the area; however, the site is currently undeveloped and any development of the site would result in increased traffic emissions.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	--	--	--	The site consists of land designated as Ecologically Important Landscape, primarily for its bat habitat. Gagle Brook runs through the site from the north-west to the south-east. Approximately half a kilometre north-west of the site is a record of badger presence, and there are two	Mitigation: Ecological surveys should be provided as part of any proposal for development, and biodiversity protection and enhancement

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>records of grass snake presence less than 100m to the east and within approximately 250-300m to the south east and the north²⁶⁰.</p> <p>The site is judged to be of high value for its historical and ecological value²⁶¹. Therefore, a major negative effect is identified.</p>	measures defined as appropriate.
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	--	--	--	<p>The site is located within Natural England National Character Area 107: Cotswolds County Landscape Character: Wooded Estatelands District Landscape Character: Oxfordshire Estate Farmlands.</p> <p>Bignell Park is a good example of a designed landscape in good condition and is therefore judged to be of high sensitivity. However, due to its almost complete enclosure, Bignell Park is of low visual sensitivity. The Bignall Chapel and deserted medieval village are both possibly sites with a moderate value, being significant archaeological remains, albeit undesignated ones²⁶².</p> <p>The Chesterton Conservation Area adjoins the south west boundary of the site²⁶³.</p> <p>The LSCA 2010 assessed the site as having low capacity for development, formal recreation use or woodland due to the impact this would have on the character and value of the site, but considered it suitable for informal recreation use.</p> <p>The site is assessed as a minor negative due to its vale as parkland landscape.</p>	Mitigation: a full landscape and visual impact assessment should be provided as part of any proposed for development.
<p>12. To reduce road congestion and</p>	-	-	-	<p>The park is bounded by the A4095 on the south and east, the B4030 on the north and agricultural land a short</p>	Enhancement: ensure sustainable transport measures are implemented

²⁶⁰ Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶¹ Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶² Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶³ English Heritage dataset

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
pollution levels by improving travel choice, and reducing the need for travel by car/ lorry				<p>distance from the M40 to the west. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas.</p> <p>Development would increase traffic in the area; therefore sustainable transport measures should be included in any new development.</p>	as part of any new development.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation.	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	Gagle Brook flows through the site from west to east; therefore, there is potential for adverse impact on water quality from any new development. The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Mitigation: a full drainage impact assessment as well as SUDS design should be undertaken as part of any future development, to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the	?	?	?	The site is considered to have low potential for Combined Heat and Power/District Heating systems and, along with	Enhancement: a renewable energy feasibility study should be undertaken

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
<p>proportion of energy generated from renewable sources in the district</p>				<p>other major development sites in Bicester, low potential for large scale renewable energy sources, although small scale renewable energy technologies, including solar hot water and PV, could be relevant.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective, however, would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	<p>as part of any future development.</p>
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p>	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	<p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p>
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p>	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p>	<p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p>

BIC 11: Bignell Park (approximately 60 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, this would depend on implementation.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

BI31 – Land North of Gavray Drive

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site has capacity to contribute a moderate number of homes to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	There is a watercourse flowing through the centre of the site, and land either side of the watercourse lies within EA Flood Zones 2 and 3. ²⁶⁴ The uFMfSW maps illustrate that a small area of the site is at a high risk of flooding and this area is surrounded by a further area at low risk of flooding. ²⁶⁵	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies within Bicester South ward. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace. ²⁶⁶ The site is currently undeveloped, with a railway line forming the northern and western site boundaries, with an industrial estate further north, and two areas of existing housing development located to the south. The A4421 forms the eastern site boundary, with open ground beyond. In the north, there is a medium capacity for formal recreation. The flat topography would require limited	Enhancement: any development of this site should ensure adequate provision of greenspace/ and links to the cycle and footpath network

²⁶⁴ Environment Agency data set

²⁶⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

²⁶⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI31 – Land North of Gavray Drive (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>grading works and the area is easily accessible from nearby residential areas.²⁶⁷</p> <p>There is a public footpath crossing the western part of the site, and National Cycle Route 51 is located on the southern site boundary. The existing footpaths in the south of the area could be developed and enhanced to ensure the protection of the ecological value within the site and therefore a Medium capacity for informal recreation exists.²⁶⁸</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>There is some capacity for residential, employment and recreational development on different parts of the site.²⁶⁹ Provision of new housing or employment on the site would have the potential to reduce poverty and social exclusion.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is located within an existing urban area, although it is undeveloped; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built environment.</p>
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell	?	?	?	<p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Gavray Drive forms the southern boundary of the site and A4421 forms the eastern boundary. The north and west boundaries of the site are formed by railway lines. These could represent significant noise sources.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p>

²⁶⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁶⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁶⁹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI31 – Land North of Gavray Drive (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
community				Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies approximately 700 m east of Bicester town centre and close to existing employment areas (industrial estate), residential development and services and facilities in the eastern area of the town. It is located approximately 800 m north east of Bicester train station.</p> <p>In addition, some facilities and services are likely to be provided within the boundary of the new development.</p>	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	-	-	-	<p>The site is undeveloped and comprises Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land and would not have the potential for re-use of buildings. However, it is located within an urban area and therefore a minor negative impact is identified.</p>	Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>The site is located in close proximity to existing, residential, employment, services and facilities in the eastern part of town. The site has good permeability with the surrounding area, by road and footpath. Therefore, there would be high potential to promote sustainable transport from the site.</p> <p>There are no known air quality issues in the area.</p>	Enhancement: development should promote sustainable transport and manage potential adverse impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the	--	--	--	A Local Wildlife Site (Gavray Drive Meadows) covers much of the central and eastern area of the site. Presence of Great Crested Newt has been recorded on the north east	Mitigation: ensure protection and enhancement of key habitats and species both during the construction

BI31 – Land North of Gavray Drive (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
district's biodiversity	+	+	+	<p>corner of the site. In addition, most of the site lies within the Ray Conservation Target Area (CTA).²⁷⁰ CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit.</p> <p>Areas of BAP Priority Habitat are located in the western and southern areas of the site. The varying complexity of natural factors results in a Medium to Low sensitivity to the site.²⁷¹</p> <p>There may be potential for ecological enhancement measures associated with the watercourse located in the centre of the site.</p> <p>Any development may result in a loss of the Local Wildlife Site and BAP priority habitats; therefore a significant negative impact is identified.</p>	and operation of any new development.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.				<p>Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the site lies within an urban area, which is not covered by the OWLS study. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.²⁷²</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a Medium capacity for residential development in the north of the area but a low capacity in south due to the ecological value; the delineating boundary on site of the two areas is the watercourse passing through the site. There is a Medium to Low capacity for employment development. The north west of the site could potentially accommodate some employment development if sensitivity designed.²⁷³</p>	<p>Enhancement: Ensure development is limited to the areas identified as having low sensitivity to development and ensure high quality built development.</p> <p>Green infrastructure links should be protected and enhanced.</p>

²⁷⁰ Oxfordshire County Council data set

²⁷¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI31 – Land North of Gavray Drive (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>A public footpath crosses the site.</p> <p>No cultural heritage assets are located within or adjacent to the site. An NMR Monument is located approximately 150 m west of the site on the opposite side of the rail lines. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	++	++	++	<p>The site is located close to existing employment areas and sustainable transport measures could be encouraged, designed to reduce car use. The site has good permeability through existing residential areas (to the town centre). The site's location and range of uses in the area could potentially help reduce the distance to travel to work and enable sustainable transport modes such as walking, cycling and public transport.</p>	<p>Enhancement: development should promote sustainable transport measures and enhancement of the pedestrian and cycle network.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>The achievement of this objective will depend on implementation of any development on the site.</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water</p>	?	?	?	<p>There is one watercourse on site, running through the centre of the site from the south to the north, as detailed above.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
resources management				<p>that which is likely on greenfield sites, putting the existing watercourse at risk.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding, but this would be dependent on implementation (e.g. the application of national policy and policies ESD1-5).</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. However, as the site is relatively close to the town centre, high densities may be expected and there is proximity of complementary heatloads.</p> <p>The achievement of this objective is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the	+	+	+	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs

BI31 – Land North of Gavray Drive (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
district.					
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.	

New: BI230 - Land north of Caversfield House

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	A medium-sized watercourse which is within EA Flood Zones 2 and 3 flows through the centre of the site. However, the area of flood risk represents less than 10% of the total area of the site.	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies to the north of the existing village of Caversfield, and just north of the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations. The site is also within 450m of Thompson Drive Recreation Ground, and there is a Public Right of Way which runs through the site.</p> <p>The site lies in Caversfield ward, which has an existing deficiency in children’s playspace, tennis courts and allotments²⁷⁴. There is a Medium to Low potential for formal recreational development as any recreational development would need to maintain the existing physical and visual separation between Bicester and Caversfield. The capacity of informal recreation is Medium to High. This could be through the introduction of an improved public footpath within the area that already appears to be reasonably well</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network that runs within the site.

BI230 - Land north of Caversfield House (29 Hectares)

				used. ²⁷⁵ Therefore, there is the potential to improve health and well-being of the population; therefore, a minor positive impact is identified.	
4. To reduce poverty and social exclusion.	+	+	+	The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The western boundary of the site is bordered by the B4100, and the eastern boundary of the site is bordered by Fringford Road. These routes may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals.	Mitigation: Promote sustainable design to manage potential noise and traffic impacts.
7. To improve accessibility to all services and facilities.	+	+	+	The southern part of the site is located approximately 2.4 km north of Bicester town centre. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

²⁷⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

				positively to the achievement of this objective.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is largely undeveloped greenfield land. This objective is unlikely to be achieved.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The southern part of the site is located approximately 2.4 km from Bicester town centre. Therefore, it is relatively distant from existing services and facilities and would be unlikely to promote sustainable transport patterns. However, the potential for good connectivity will depend on implementation.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no designated sites on BI230. The nearest designated site is Stratton Audley Quarry Local Wildlife Site, approximately 1 km east of the site. The site has medium sized fields defined by mature hedgerow boundaries and a water course that passes through the site. The sensitivity of natural factors of the site to development is medium. ²⁷⁶ An area of BAP priority habitat (woodland) is located in the north west corner of the site. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	Enhancement: ensure protection and enhancement of the area of BAP priority habitat on site.

²⁷⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	+	+	+	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Wooded Estatelands landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Oxfordshire Estate Farmlands landscape character area.²⁷⁷</p> <p>The landscape sensitivity has been assessed as medium-high and the visual sensitivity has been assessed as medium. Although there is a Medium to High capacity for residential development given the relative enclosure of the land, the site provides an important buffer between the existing and planned edge of Bicester and Caversfield. The retention of this area is important in preventing coalescence between the two areas and therefore a Medium to Low capacity exists. The site has a Medium to Low capacity for employment development as this type of development would be out of keeping with the surrounding area and potentially impact upon the setting of Caversfield House.²⁷⁸</p> <p>The site does not contain any features of cultural heritage value but the south east boundary is within 400m of the RAF Bicester conservation area and areas of archaeological constraint.</p> <p>A public right of way runs through the site into the surrounding countryside. The site is assessed as minor positive.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p>
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	?	?	?	<p>The site is located approximately 2.4 km north of Bicester town centre and relatively distant from existing schools, supermarkets and employment areas.</p>	<p>Mitigation: ensure provision of sustainable transport measures</p>

²⁷⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The achievement of this objective will depend on implementation (e.g. sustainable use of resources in construction).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).. However, the site is not previously developed; therefore development on the site is likely to increase waste generation.</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>A medium-sized watercourse which is within EA Flood Zones 2 and 3 flows, as noted above. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>
<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It</p>	<p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p>

BI230 - Land north of Caversfield House (29 Hectares)

				is also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a number of jobs in the short to medium term.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.	

New: BI48- Land at Oxford Road

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site would make a contribution to the objectively assessed need.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	Only the southern boundary of the site is within Flood Zones 2 and 3, the rest of the site is within Flood Zone 1. A small watercourse is located along the length of the southern boundary, within Flood Zones 2 and 3. However, the area of flood risk represents less than 5% of the total area of the site.	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies close to the centre of Bicester, approximately 200m to the south. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace²⁷⁹.</p> <p>The site is currently greenfield land, including sport pitches, and public rights of way along the eastern and northern boundaries. Development of the site for housing is likely to result in a net loss of some of these open spaces, or in their relocation within the site.</p> <p>If the majority of the existing open spaces are retained and improved there is potential to improve the health and well-being of the population and the redevelopment of the site</p>	<p>Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace, and should include recreational routes connecting the site to the existing footpath network that runs adjacent to it.</p> <p>Propose changing ? scores for, CH15, BI19 and AM013 to + deleting ref to implementation and adding the following text: 'There is the potential to improve health and well-being of</p>

²⁷⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI48- Land at Oxford Road (4 Hectares)

				for housing may result in a minor positive effect against this objective.	the population through the development of the site, resulting in a minor positive effect against this objective overall'. Should justify score more for BI19.
4. To reduce poverty and social exclusion.	+	+	+	The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The western boundary of the site is bordered by Oxford Road which runs south towards the A41, which is approximately 150m to the south of the site. The south of the site is also adjacent to Bicester Village. These routes and facilities may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals.	Mitigation: Promote sustainable design to manage potential noise and traffic impacts.
7. To improve accessibility to all services and facilities.	++	++	++	The northern part of the site is within 250m of Bicester town centre, and the southern boundary of the site is adjacent to Bicester Village. Development of the site would further improve its accessibility to existing services and facilities. The site is in close proximity to existing commercial and employment development, and is within 600m of Bicester Town train station. Public rights of way also run along the eastern and northern boundaries, and National Cycle Route 51 runs along the south eastern corner of the site. The site	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

BI48- Land at Oxford Road (4 Hectares)

				<p>is therefore in a highly accessible location. Redevelopment should help improve connectivity within the town centre, enhance the site and provide a range of new facilities and services.</p> <p>A major positive is identified.</p>	
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	--	--	--	<p>The site is largely undeveloped greenfield land, including sport pitches, and public rights of way along the eastern and northern boundaries.</p> <p>This objective is unlikely to be achieved.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	++	++	++	<p>Development of the site would promote walking and cycling and reduce the need to travel, as the site is located within 250m of Bicester town centre and the southern boundary of the site is adjacent to Bicester Village. The site is also close to many other existing commercial and employment development, and is within 500m of Bicester North train station. The site also includes existing sport pitches, and is adjacent to other areas of open space and playing fields. The site is therefore in a highly accessible location.</p> <p>There is potential for good connectivity given the site's location and range of uses nearby, which would limit the need to travel. Therefore, a major positive effect is identified.</p>	<p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>
<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	+	+	+	<p>There are no designated sites on BI48. The nearest designated site is Bicester Wetland Reserve Local Wildlife Site, approximately 900m south of the site. There are also no BAP priority habitats within or adjacent to the site.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. However, due to</p>	<p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p>

BI48- Land at Oxford Road (4 Hectares)

				the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vale Landscape Type, and is just within the urban fringe of Bicester.</p> <p>The site is located within 250m of Bicester town centre and the southern boundary of the site is adjacent to Bicester Village. The northern area of the site is adjacent to developed land, including residential, commercial and local services (e.g. Hospital). The surrounding land uses would suggest that development of the site for residential or employment development could be accommodated with limited effect upon the surrounding area.</p> <p>Public rights of way run along the eastern and northern boundaries of the site, and National Cycle Route 51 runs along the south eastern corner of the site.</p> <p>The site does not contain any features of cultural heritage value. However, the site is adjacent to Bicester Conservation Area and the north east corner of the site is within 150m of two Listed Buildings (Grade I and Grade II*). However, while there is still potential for the development of the site to have effects on townscape and built environment, there is limited risk of adversely affecting the setting of heritage assets.</p> <p>In light of the development being accommodated with limited effect upon the surround area, a minor positive effect is identified.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p>
12. To reduce road congestion and pollution levels by improving travel	++	++	++	The western boundary of the site is bordered by Oxford Road which runs south towards the A41, which is approximately 150m to the south of the site. It is likely that traffic generated would be accommodated by the local road	Enhancement: development should promote sustainable design and sustainable transport measures

BI48- Land at Oxford Road (4 Hectares)

<p>choice, and reducing the need for travel by car/ lorry</p>				<p>network. The site is located close to existing commercial and employment development in the centre of the town and to the south of the site. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Since the eastern boundary of the site is within 500m of Bicester town centre and public rights of way run along the eastern and northern boundaries, and National Cycle Route 51 runs along the south eastern corner of the site, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>Therefore a significant positive effect against this objective is identified.</p>	
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p>	0	0	0	<p>There is limited potential of flood risk on the site. The scale of development on the site is unlikely to increase the level of water pollution within the site. Therefore a negligible effect is identified.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>

BI48- Land at Oxford Road (4 Hectares)

<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	<p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p>
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site may be able to accommodate some commercial and employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area.</p>	
<p>19. To encourage the development of buoyant, sustainable tourism sector.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.</p>	

New: BI19 - Bessemer Close/Launton Road

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	The site would make a contribution to the objectively assessed need.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective.	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site lies close to the centre of Bicester. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁸⁰ . The site is currently developed, with a railway line forming the northern site boundary, with an industrial estate further north, and existing housing development located to the south and west. Launton Road forms the eastern boundary. The site is within 200m of public rights of way and leisure facilities. Therefore, the site has capacity for connecting to and improving recreation and health via existing and new facilities.	Enhancement: development should include recreational routes connecting the site to the existing footpath network. Propose changing ? scores for, CH15, and AM013 to + deleting ref to implementation and adding the following text: 'There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall'. Should justify score more for BI19.

²⁸⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI19 - Bessemer Close/Launton Road (3 Hectares)

				There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	focussing commentary on the capacity for connecting to and improving recreation and health through new facilities
4. To reduce poverty and social exclusion.	+	+	+	The site sits within an area of the District that has a low level of deprivation. However, as the site is currently developed, the provision of new mixed used development (housing or employment) may have the potential to reduce poverty and social exclusion.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is located within an existing urban area and is developed; although the regeneration of this site would be likely to reduce fear of crime. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The northern boundary of the site is bordered by a railway line which travels to Bicester North train station, and the eastern boundary of the site is adjacent to Launton Road. These routes may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals.	Mitigation: Promote sustainable design to manage potential noise and traffic impacts.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The southern part of the site is within 400m of Bicester town centre, and the northern and eastern boundaries of the site are within 100m of existing employment sites. Development of the site would further improve its accessibility to existing services and facilities.</p> <p>The site is in close proximity to existing commercial and employment development in the town centre, and is within 700m of both Bicester North and Bicester Town train stations. The site is also approximately 100m north of National Cycle Route 51. The site is therefore in a highly accessible location. Redevelopment should help improve</p>	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

BI19 - Bessemer Close/Launton Road (3 Hectares)

				<p>connectivity within the town centre, enhance the site and provide a range of new facilities and services.</p> <p>A major positive is identified.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p>	<p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located within 400m of Bicester town centre, within 500m of Bicester North train station, and within 100m of National Cycle Route 51.</p> <p>There is potential for good connectivity given the site's location and range uses nearby, which would limit the need to travel. Therefore, a major positive effect is identified.</p>	<p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no designated sites on BI19. The nearest designated site is Gavray Drive Meadows Local Wildlife Site, approximately 450 m east of the site.</p> <p>An area of BAP priority habitat (scrub) is adjacent to the north of the site.</p> <p>Development of this site would reduce the pressure of green field development and development on sites of greater landscape and visual sensitivity.</p>	<p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p>
11. To protect, enhance and make accessible for enjoyment, the	+	+	+	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, the site lies within an urban area, as it is within the urban fringe of Bicester. The site is currently developed, with a railway</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>

BI19 - Bessemer Close/Launton Road (3 Hectares)

<p>district's countryside and historic environment.</p>				<p>line forming the northern site boundary, with an industrial estate further north, and existing housing development located to the south and west. Launton Road forms the eastern boundary. The site is also within 200m of public rights of way and leisure facilities. The surrounding land uses would suggest that development of the site for residential or employment development could be accommodated with limited effect upon the surrounding area.</p> <p>The site does not contain any features of cultural heritage value. However, the southern boundary is approximately 300m away from Bicester Conservation Area, and approximately 120m from Garth Park which is a registered park and garden.</p> <p>In light of the development being accommodated with limited effect upon the surround area, a minor positive effect is identified.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Launton Road runs along the eastern boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre and of the town and to the north of the site. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Since the southern boundary of the site is within 400m of Bicester town centre and 100m of National Cycle Route 51, and the western boundary of the site is within 500m of Bicester North train station, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>Therefore a significant positive effect against this objective is identified.</p>	<p>Enhancement: development should promote sustainable design and sustainable transport measures</p>
<p>13. To reduce the global, social and</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and</p>	<p>Enhancement: promote the use of locally sourced and recycled</p>

BI19 - Bessemer Close/Launton Road (3 Hectares)

environmental impact of consumption of resource by using sustainably produced and local products.				policies ESD1-5)).	construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The site is on previously developed; therefore development on the site may have the potential to re-use existing buildings and reduce waste generation and disposal. However, the achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no existing water courses or bodies on the site, and the site is located within flood zone 1. Furthermore the site is on previously developed land. Therefore the site is unlikely to affect the district's rivers. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high	+	+	+	The site may be able to accommodate some commercial and	

BI19 - Bessemer Close/Launton Road (3 Hectares)

and stable levels of employment so everyone can benefit from the economic growth of the district.				employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.	

New: CH15 – Land at Lodge Farm (40.1 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	There is a watercourse in the north eastern part of this site, which is within an area of Flood Zone 3. Therefore, the development of the site is likely to have a minor negative effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site is approximately 2 km from Bicester town centre and is separated from the urban area of the town by the perimeter road at South West Bicester Phase 1 and by the A41. Therefore, residential development will not have easy access to existing facilities in Bicester. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁸¹ . There is a low capacity for formal recreation in isolation on the site as it would not complement the local landscape setting; however it could be accommodated as part of associated residential development. There is a medium capacity for informal recreation through the enhancement of	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

²⁸¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

CH15 – Land at Lodge Farm (40.1 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>the existing footpath network, and potential for green infrastructure as part of wider development proposals²⁸².</p> <p>A public footpath runs through the western part of the site towards the wider countryside to the west.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential development according to the Final Draft LSCA (July 2014). The study identifies low capacity for employment development.</p> <p>Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently mainly undeveloped. New development in the site would result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The site is located on the western edge of Bicester, within close proximity of existing residential development at Chesterton although physically separated from Chesterton village and the urban area of Bicester. The development of the site is likely to result in increased traffic and noise emissions, due to the reliance on the private car for transport, particularly as the site is adjacent to the A41. Its impact will depend on implementation.</p>	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	-	-	-	<p>The site lies approximately 2 km from Bicester town centre; however, the site is separate from the main urban area of</p>	Enhancement: Include good provision of services and facilities, to reflect

²⁸² WYG (August 2014) Cherwell District Council, Bicester Landscape Sensitivity and Capacity Addendum

SA Objective	Duration			Assessment	Mitigation or Enhancement
				<p>Bicester. Therefore, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>Consequently, the site is likely to score a minor negative effect against this objective.</p>	<p>the community’s needs and support its health, social and cultural well-being, including public transport to improve integration and sustainable travel choice.</p>
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	-	-	-	<p>The majority of this site is currently not previously developed and the site is within Grade 4 agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land and would not have the potential for re-use of buildings; therefore, a minor negative impact is identified.</p>	<p>Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p>
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	-	-	-	<p>The site is located approximately 2 km from Bicester town centre. Any development of the site would result in increased traffic emissions, due to the reliance on the private car for transport, particularly as the site is adjacent to the A41.</p>	<p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
<p>10. To conserve and enhance and create resources for the district’s biodiversity</p>	+	+	+	<p>There are no national or local designated sites located on the site, although there is an area of BAP Priority Habitats (lowland mixed deciduous woodland) adjacent to the northern boundary of the site.²⁸³</p> <p>The site is largely greenfield; therefore any development on the site would have a negative impact on biodiversity, although there are no important habitats within the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p>	<p>Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.</p>

²⁸³ TVERC data set

CH15 – Land at Lodge Farm (40.1 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	-	-	-	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale and Wooded Estatelands landscape character types²⁸⁴.</p> <p>The site is assessed as having medium-high landscape sensitivity and medium-high visual sensitivity. A medium-high capacity for residential development is identified as the area is well contained in landscape and visual terms which would offer an extension to Chesterton without creating coalescence with Bicester. However, there is low capacity for employment development as this would have a detrimental effect upon the overall character and setting of Chesterton Conservation Area, as any development of this nature is anticipated to be highly visible²⁸⁵.</p> <p>The site is assessed as having medium potential for informal recreation, but low capacity for formal recreation in isolation on the site as it would not complement the local landscape setting. However, it could be accommodated as part of associated residential development. There is medium capacity for woodland.²⁸⁶</p> <p>Chesterton Conservation Area is adjacent to the northern boundary of the site.²⁸⁷</p> <p>A public right of way runs from the western edge of the site towards the wider countryside to the west.</p> <p>An overall minor negative impact is identified.</p>	<p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p>
<p>12. To reduce road congestion and</p>	-	-	-	<p>The site lies approximately 2 km from Bicester town centre; however, the site is separate from the main urban area of</p>	<p>Enhancement: development should promote sustainable design and</p>

²⁸⁴ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*
²⁸⁵ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*
²⁸⁶ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*
²⁸⁷ English Heritage data set.

CH15 – Land at Lodge Farm (40.1 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
pollution levels by improving travel choice, and reducing the need for travel by car/ lorry				<p>Bicester. Therefore, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>New residents entering the town are likely to increase traffic congestion and therefore localised air pollution with minor negative effects against this objective.</p>	implementation of sustainable transport measures
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There is a watercourse running across the north eastern part of the site. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

CH15 – Land at Lodge Farm (40.1 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
				also dependent on the implementation of national policy and policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>Community facilities and local services developed on the site to support residential development within the site will generate long term employment and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads could be constructed ensuring that the site's new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>Community facilities and local services developed on the site to support residential development within the site will generate long term employment and training opportunities in the area.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre.	

ST2 – Stratton Audley Quarry (39 hectares)

New: ST2 – Stratton Audley Quarry

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site will be used for residential or recreational uses. The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	Although there are some water bodies present on site, the entire site lies within Flood Zone 1. Therefore, the site is not expected to affect this objective.	Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site is approximately 2.5 - 3 km north of Bicester, and is located within close proximity to the A4421 and the village of Caversfield located to the north of the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations: however, the site is physically separated from Bicester by the Airfield and from Caversfield by the A4421, and is also separate from the village of Stratton Audley.</p> <p>The site lies within Launton ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision²⁸⁸. Formal recreation would require large scale earthworks to restore the former extraction site to enable the location of recreational facilities. This would alter the character of the</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network that runs within the site.

²⁸⁸ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

ST2 – Stratton Audley Quarry (39 hectares)

				<p>area and therefore a low capacity exists.²⁸⁹</p> <p>The site is located within 700m of Thompson Drive Recreation Ground, and has public rights of way within the northern area of the site and adjacent to the northern boundaries of the site. Therefore, the site has capacity for connecting to and improving recreation and health via existing and new facilities.</p> <p>Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site comprises an area of former quarrying with land that is being naturally regenerated with pioneer species.; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The site is not located within close proximity of any main roads, industrial areas, railways or facilities that are likely to generate significant impacts on this objective. . However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals.</p>	
7. To improve accessibility to all	---	---	---	<p>The site is approximately 2.5 - 3 km north of Bicester and is</p>	Enhancement: Include good provision

²⁸⁹ WYG (August 2014) Bicester Landscape sensitivity and Capacity Assessment Addendum

ST2 – Stratton Audley Quarry (39 hectares)

services and facilities.				<p>physically separate from Bicester and from Caversfield, and is also separate from the village of Stratton Audley.</p> <p>Development of the site could provide some new services and facilities; however, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>Consequently, the site is likely to score a significant negative effect against this objective.</p>	of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	-	-	-	<p>The site comprises an area of former quarrying with land that is being naturally regenerated with pioneer species.</p> <p>This objective is unlikely to be achieved.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	<p>The southern part of the site is located approximately 2.5 km from Bicester town centre. Therefore, it is relatively distant from existing services and facilities. However, it is located in close proximity to, although physically separate from, the village of Caversfield, Stratton Audley, and the northern edge of Bicester and the services and facilities they provide. Also, there are public rights of way within the northern area of the site and adjacent to the northern boundaries of the site which could be developed for means of use as sustainable transport. Overall, the effects against this objective will be dependant on implementation.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district’s biodiversity	--	--	--	<p>There are numerous protected and notable ecological species within the site area. The whole site is designated as Stratton Audley Quarry Local Wildlife Site, with part of the central area and northern area being designated as Stratton</p>	Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the Site of taking it forward, especially on the

ST2 – Stratton Audley Quarry (39 hectares)

				<p>Audley Quarry SSSI. The value of the site as a result of the ecological designations is Medium to High sensitivity.²⁹⁰</p> <p>The site is likely to have significant negative impacts on this objective.</p>	<p>designations and protected and notable ecological species within the site area.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment.</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Wooded Estatelands landscape character type.</p> <p>At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.</p> <p>The landscape and visual sensitivity for the site has been assessed as being medium to low.</p> <p>However, there is a low capacity for residential development as it would prevent natural regeneration within the area that is occurring. The development of residential properties would also extend the existing well defined limit of the town beyond the current confines of the airfield which would not be in keeping with the local landscape character and result in potential coalescence with Stratton Audley. Furthermore, formal recreation would require large scale earthworks to restore the former extraction site to enable the location of recreational facilities. This would alter the character of the area and therefore a low capacity exists.</p> <p>There are public rights of way within the northern area of the site and adjacent to the northern boundaries.</p> <p>The southern boundary of the site is adjacent to RAF Bicester Conservation Area, and the northern boundary of the site is in close proximity to Stratton Audley Conservation Area.</p> <p>Overall the site is likely to result in significant negative impacts against this objective.</p>	<p>Mitigation: a full landscape and visual assessment, and cultural heritage assessment, should be undertaken as part of any new development on the site.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p>

²⁹⁰ WYG (August 2014) Bicester *Landscape sensitivity and Capacity Assessment Addendum*

ST2 – Stratton Audley Quarry (39 hectares)

<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The site lies approximately 2.5 km from Bicester town centre; however, although relatively close to existing facilities and employment in the north of Bicester, and Caversfield, the site is separate from the main urban area of Bicester. However, there are public rights of way within the northern area of the site and adjacent to the northern boundaries of the site which could be developed for means of use as sustainable transport. Overall, the effects against this objective will be dependant on implementation.</p>	<p>Mitigation: development proposals should include a sustainable travel plan.</p>
<p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
<p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).However, given the current use of the site, development on the site is likely to increase waste generation.</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
<p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Although there are some water bodies present on site, the entire site lies within Flood Zone 1. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing waterbodies at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p>

ST2 – Stratton Audley Quarry (39 hectares)

16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>It is unlikely that the site will be able to accommodate commercial and employment land but it may accommodate new community facilities and local services, which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>It is unlikely that the site will be able to accommodate commercial and employment land but it may accommodate new community facilities and local services, which will generate long term employment in the area.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development, i.e. whether the water bodies on site, currently used for fishing, would be retained, and the footpaths through site would be maintained and expanded.</p>	

New: AM013 – Ambrosden Poultry Farm

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site would make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	There are no watercourses within this site, which is entirely within Flood Zone 1. Therefore, the development of the site is likely to have a negligible effect against this objective.	Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	The site is approximately 2.5 km from Bicester town centre and is separated from the urban area of the town. Therefore, residential development will not have easy access to existing facilities in Bicester. It adjoins the proposed allocation Bicester 2 Graven Hill. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁹¹ . There is a medium capacity for both formal and informal recreation at this site ²⁹² . A public bridleway runs from the south of the site towards the wider countryside to the east.	Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace.

²⁹¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁹² WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.	
4. To reduce poverty and social exclusion.	+	+	+	Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential development in some areas of the site according to the Final Draft LSCA Addendum(July 2014). The study identifies medium-low capacity for employment development. Therefore a minor positive effect is recognised against this objective.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The site is located to the south east of Bicester, within close proximity of existing residential development at Ambrosden village although separated from the urban area of Bicester (it adjoins the proposed allocation site Bicester 2 Graven Hill). The development of the site is likely to result in increased traffic and noise. Its impact will depend on implementation.	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site lies approximately 2.5 km from Bicester town centre (although it is separated from the main urban area); therefore residents will be able to access services and facilities in the town and potentially at the proposed allocation site Bicester 2.	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use	--	--	--	This site is currently not previously developed and approximately one third of the site is comprised of Grade 3	Mitigation: development should promote sustainable design to create

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.				agricultural land. This objective is unlikely to be achieved and a significant negative impact is identified.	an attractive, high quality environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	?	?	?	The site is located approximately 2.5 km from Bicester town centre. Any development of the site would result in increased traffic emissions. However, residents will be able to access services and facilities in Bicester and potentially at the proposed allocation site Bicester Graven Hill. Achievement of this objective will depend on implementation.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	There are no national or local designated sites located on the site. ²⁹³ The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although there are no important habitats within the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity. A minor positive impact is identified.	Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic	-	-	-	The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within both the Clay Vale and Alluvial Lowlands landscape character type ²⁹⁴ . The site is assessed as having medium-low landscape sensitivity and medium visual sensitivity. A medium-high	Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment. Public rights of way should be

²⁹³ TVERC data set

²⁹⁴ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
environment.				<p>capacity for residential development is identified in some areas of the site - there is potential to accommodate some residential development in the south east of the site between the existing woodland and urban fringe of Ambrosden; however it is not recommended to develop residential areas up to the edge of Graven Hill as coalescence would occur with the smaller settlement of Ambrosden. However, there is medium-low capacity for employment development as commercial or industrial development would not be in keeping with the existing land uses within the local area²⁹⁵.</p> <p>The site is assessed as having medium potential for both formal and informal recreation, and medium capacity for woodland.²⁹⁶</p> <p>There are no designated heritage assets within the site although there are numerous heritage designations in the vicinity.²⁹⁷</p> <p>A public footpath runs from just north of the site (across the A41) towards Bicester and open countryside to the north.</p> <p>An overall minor negative impact is identified.</p>	protected and enhanced.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by	?	?	?	<p>Since the site is located approximately 2.5 km from Bicester town centre and within close proximity of existing residential development at Ambrosden village, there could be integration with the adjacent area services and facilities and sustainable transport measures would be likely to be introduced. A public footpath runs from just north of the site (across the A41) towards Bicester and open countryside to</p>	Enhancement: development should promote sustainable design and implementation of sustainable transport measures

²⁹⁵ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁹⁶ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁹⁷ English Heritage data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
car/ lorry				the north. However, achievement of this objective will depend on implementation.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	There are no surface watercourses within this site, and a low risk of flooding. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a significant positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community’s needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>Overall, the site is likely to have a significant positive effect against this objective.</p>	Enhancement: Include good provision of services and facilities to reflect the community’s needs.
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre.</p>	

SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Bicester

Bicester 4 (BI46)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	Langford Brook, an upstream reach of the River Ray, flows along the south eastern boundary of the site and two unnamed watercourses flow southwards through the eastern area of the site into Langford Brook. The EA's Flood Map presents Flood Zones 2 and 3 associated with Langford Brook covering the entire south eastern area of the site ²⁹⁸ . The remainder of the site is shown to be located within Flood Zone 1. EA and CDC HFMs illustrate no historical incidents of fluvial flooding have been recorded at the site. A raised flood defence is located alongside the railway embankment which forms the eastern site boundary ²⁹⁹ .	Mitigation: development should be set back from watercourse to outside the modelled Flood Zone 3 envelope, to create 'blue corridors' providing public open space / recreation areas near watercourses. It is recommended that development does not encroach within a minimum of 8 m of the watercourse banks. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	The site lies within Bicester Town ward, which has an existing deficiency in natural/semi-natural greenspace and children's playspace provision ³⁰⁰ . A retail park is located immediately south of the site, the A41 forms the western and northern site boundaries and the railway forms the eastern site boundary. Therefore, there is	Mitigation: any development of this should include adequate provision of greenspace.

²⁹⁸ Environment Agency data set

²⁹⁹ URS (March 2012) *Cherwell District Council Level 2 SFRA*

³⁰⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>little capacity to provide for formal and informal outdoor recreational use. The capacity for recreational use is therefore considered to be low.</p> <p>The Final Draft LSCA also indicates that the development of this site would be more suitable for employment than residential due to the proximity of the sewage works, and disturbance from roads and shopping centre. The site is unlikely to be developed for residential use and therefore unlikely to put any significant pressure on play space and green space. The Final Draft LSCA indicates that the potential for formal and informal outdoor recreational use is limited.</p> <p>The development of the site for commercial uses will provide no space for additional recreational facilities. However, the site's close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of transportation, resulting in a positive effect against this objective.</p> <p>Overall, there is potential to improve the health and well-being of the population; however, the extent of this contribution will depend upon implementation.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion, as the site has high capacity for both residential and employment development according to the Final Draft LSCA (March 2013).</p>	<p>Enhancement: link employment development to local skills, where appropriate.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is currently greenfield; therefore there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high</p>

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				implementation.	quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The A41 and the railway line form the western, northern and eastern site boundaries. Although these could represent significant noise sources; the site is unlikely to be developed for residential uses.</p> <p>The development of the site is likely to result in increased traffic and noise although the site is located close to existing services and facilities. Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.</p>	Enhancement: development should promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site is located close to existing services and facilities (0.5-1 km south of Bicester town centre), which would limit the need to travel and facilitate connectivity. Development of the site for employment uses would improve accessibility to local facilities in Bicester, to the north. A minor positive effect is identified'.	Enhancement: ensure implementation of sustainable transport measures in any new development.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban	-	-	-	The site is currently greenfield land and covered by Grade 4 (poor quality) agricultural land ³⁰¹ . Although, there are existing garden centre buildings on the site which could be re-used and the site is enclosed by existing development to the north and south, the site is predominately greenfield and therefore a minor negative effect is identified.	Mitigation: development should encourage reuse of buildings where possible and sustainable design.

³⁰¹ Final Draft Bicester Environmental Baseline Report, (LDA Design, March 2012)

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
renaissance.					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	The site is located close to the centre of Bicester, which would limit the need to travel. There is no Air Quality Management Area in Bicester. There is a railway station located approximately 500 m north east of the site. There is potential for good connectivity given the site’s location and range of uses nearby; therefore, a minor positive impact is identified.	Enhancement: any new development on the site should promote sustainable transport, cycling and walking, and should promote renewable energy generation, energy efficiency and improvement of local air quality.
10. To conserve and enhance and create resources for the district’s biodiversity	+	+	+	<p>There are no statutory designations on or immediately surrounding the site. However, the site lies immediately adjacent to the Graven Hill Local Wildlife Site, and a few hundred metres north of a District Wildlife Site (Land nr Promised-land Farm Meadows)³⁰².</p> <p>Langford Brook flows along the south eastern boundary of the site and two un-named watercourses flow southwards through the eastern area of the site into Langford Brook.</p> <p>The Final Draft LSCA considers the site to have low ecological sensitivity.</p> <p>The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p>	Enhancement: Ecological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures to address species on site and those in surrounding areas. Any new development should incorporate biodiversity protection and enhancement measures.
11. To protect, enhance and make accessible for enjoyment, the	+	+	+	The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Clay Vale Landscape Type ³⁰³ .	Enhancement: Archaeological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement

³⁰² The Thames Valley Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

³⁰³ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
district's countryside and historic environment.				<p>District Landscape Character: Otmoor lowlands³⁰⁴</p> <p>The site comprises three fields, a large arable field located in the centre of the site and two smaller fields, one in the east and one in the west. The large field in the centre of the site is traversed by high voltage transmission lines in a north south direction with a lower voltage connection leading south west. Immediately to the southern area of the site is a garden centre, and immediately south east is a sewage works.</p> <p>The overall characteristics of the site are that it is currently 'penned in' by the road network, existing retail to the north and south and railway line to the east.</p> <p>The value of natural factors within the site is low as a result of the lack of habitat diversity and few varied landscape features. The embankments to the roadside and railway line provide some diversity although this is limited.</p> <p>There are no cultural heritage features located on the site; however, a roman road is shown on the OS mapping along the western site boundary. As a result of this the landscape sensitivity of the site has been assessed as medium to low and the visual sensitivity of the site as low. The site has high capacity for employment uses but low capacity for residential development due to the unsuitability in terms of surrounding land uses. The site is considered to have low capacity for recreation and woodland.</p> <p>Development of this site would reduce the pressure of green field development on sites of greater landscape and visual sensitivity. A minor positive is identified</p>	<p>measures and which address the historic environment records in the area.</p> <p>Improvement of existing boundaries including creation of a green corridor along the railway watercourse corridor would benefit biodiversity and improve green links.</p>

³⁰⁴ Cherwell District Landscape Assessment (1996)

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	The site is located close to Bicester town centre (0.5-1 km) and residential development areas, potentially reducing the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. In addition, it is located approximately 500 m south west of the Bicester Town station.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation.	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling, and reduction of hazardous waste.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	-	-	-	Langford Brook flows along the southern boundary of the site and two un-named watercourses flow southwards through the eastern area of the site into Langford Brook. The entire south eastern area of the site is within Flood Zones 2 and 3. The site is currently greenfield. There is the potential for adverse impact on water quality during and the construction and operation of any new development. The achievement of sustainable water resources management will depend on implementation (e.g. the	Mitigation: Recommendations contained in the SFRA 2 should be adhered to (e.g. adoption of a surface water management framework to reduce surface water runoff to greenfield runoff rates and volumes, and prevent increased flood risk).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				application of national policy and policies ESD1-5).	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is proposed for commercial development which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Therefore minor positive effects are identified for this objective.</p>	<p>The site is proposed for commercial and retail development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Access to the site will be provided ensuring that the site's new services will be integrated and well connected to existing residential, retail and commercial areas.</p>
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site is proposed for commercial development which will generate long term employment and training opportunities in the area.</p> <p>Therefore minor positive effects are identified for this objective.</p>	

Bicester 4 (BI46) (30 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
19. To encourage the development of buoyant, sustainable tourism sector.	?	?	?	It is considered unlikely that the development of this site would result in any direct benefits to the tourism sector; however the development of a hotel may increase the development of business opportunities in the sector. This will depend on implementation and therefore an uncertain effect is identified.	

New: West Extension of Bicester 10 into site CH11 and Facenda Chicken Farm

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The extensions to the Bicester 10 site have been proposed for employment uses and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	<p>The eastern half of the Bicester 10 site is within flood zones 2 and 3, while the eastern half of the Facenda Chicken Farm is also in flood zone 2 and has a small area within in flood zone 3. The extension area to the west of Bicester 10 (site CH11) is not within flood zones 2 or 3. There is also a watercourse which runs through the west edge of the extended boundary of the site which may present a flood risk.³⁰⁵ No historical incidents of surface water flooding have been reported in this area.³⁰⁶</p> <p>Therefore, the development of the site is likely to have a minor negative effect against this objective.</p>	<p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels.</p> <p>Mitigation: ensure recommendations contained in the SFRA2 Addendum are observed. Development must be subject to a Flood Risk Assessment.</p>

³⁰⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

³⁰⁶ URS (August 2014) *Level 2 SFRA Second Addendum*

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

<p>3. To improve the health and well-being of the population & reduce inequalities in health.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>The whole site included extended areas lies within Ambrosden and Chesterton ward Ambrosden and Chesterton has existing deficiencies in children’s play space and tennis court provision³⁰⁷. However, children’s play space is unlikely to be provided as part of a non-residential scheme.</p> <p>The site is not appropriate for recreational development as it is currently relatively inaccessible to residential areas in the surrounding context and development would not merge with the surrounding landscape context. There is a Low capacity for formal and informal recreational development.³⁰⁸</p> <p>The site lies approximately 1.5km south of Bicester town centre, and 1km south of Bicester Village.</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside. However, National Cycle Route 51 runs through the western part of the site, along the western edge of the original Bicester 10 site, and could have the potential to improve health and well-being by promoting the cycle route to the site. However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p>	<p>Enhancement: development should include recreational routes connecting the site to the cycle network.</p>
<p>4. To reduce poverty and social exclusion.</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>There is a potential to accommodate commercial or light industry within the area and provide an extension to the adjacent Site (Bicester 10) with limited impact upon the surrounding area. The capacity of the site for employment development is high if incorporated within the adjacent site.³⁰⁹ The redevelopment of the site for commercial and light industrial uses will provide new services potentially reducing poverty and social exclusion in the District. However, the effect of the site against this objective depends on implementation.</p>	

³⁰⁷ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

³⁰⁸ WYG (August 2014) Bicester Landscape sensitivity and Capacity Assessment Addendum

³⁰⁹ WYG (August 2014) Bicester Landscape sensitivity and Capacity Assessment Addendum

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is predominantly greenfield. Therefore, new development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	The A41 is located along the western boundary of the extended site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. The effect will depend on the development proposals and therefore its impact is considered uncertain at this stage.	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site is located approximately 1.5km from Bicester town centre and 1km from Bicester Village, and some 200 metres from South West Bicester Phase 1 (residential development plus services and facilities) which is currently under construction. It is some 500 metres from Bicester 4 – Bicester Business Park which has planning permission for offices and a hotel. The site is currently accessible by means of National Cycle Route 51. Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.	Enhancement: development should ensure implementation of sustainable transport links.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	-	-	-	Parts of the extensions to the sites are previously developed land, for example the chicken farm. In these areas there may be potential to re-use existing building materials. However, there are also large areas of greenfield land on the site. As the site is part brownfield and part greenfield land a minor negative effect is identified overall.	
9. To reduce air	+	+	+	The site is located within 1.5-2 km of Bicester town centre.	Mitigation: development should

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

<p>pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>				<p>There is currently no designated Air Quality Management Area in Bicester. The site is currently accessible by means of National Cycle Route 51. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel. Therefore, a minor positive impact is identified.</p>	<p>promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p>
<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	-	-	-	<p>Part of the original Bicester 10 site includes the Promised-land Farm District Wildlife Site, and the eastern boundary is adjacent to Bicester Wetland Reserve (a Local Wildlife Site), and it potentially serves as a resource for the Wetland Reserve</p> <p>A minor negative impact is identified due to the existing District Wildlife Site designation on the site.</p>	<p>Mitigation: ensure protection and enhancement of key habitats and species.</p>
<p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p>	?	?	?	<p>The site is located within Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale and Alluvial Lowlands landscape character types. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³¹⁰</p> <p>The landscape sensitivity of the Facenda Chicken Farm site is assessed as being low, and the visual sensitivity is assessed as being medium to low, giving an overall high landscape capacity to accommodate either employment development³¹¹. The rest of the site is assessed as being of medium landscape sensitivity, medium to low visual sensitivity and therefore medium to high landscape capacity to accommodate employment development.³¹²</p> <p>Therefore, there is a good potential to accommodate commercial or light industry within the area and provide an extension to Bicester 10 with limited impact upon the</p>	<p>Mitigation: a full landscape and visual assessment, as well as a cultural heritage assessment, should be undertaken as part of any new development on the site.</p>

³¹⁰ WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

³¹¹ WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

³¹² WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

				<p>surrounding area.</p> <p>The southern boundary of the site is adjacent to the Alchester Roman Site which is a Scheduled Ancient Monument.</p> <p>While the site is likely to have limited impact upon the surrounding area, at this stage this is unknown, similarly the potential impacts on the adjacent Scheduled Ancient Monument are unknown. Therefore, the score against this objective is unknown until more is known about the detailed design of the development at implementation.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located some 1.5 - 2 km from Bicester town centre. It is close to the A41 and the National Cycle Route 51 is located near the western site boundary. It is likely that traffic generated would be accommodated by the local road network. The site is located next to existing commercial and employment development and in close proximity to residential development services and facilities under construction at South West Bicester Phase 1. This could potentially reduce travelling distances and enabling sustainable transport modes such as walking, cycling and public transport.</p>	<p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. sustainability standards and sustainable use of resources in construction).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p>	<p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>
15. To maintain and improve the water	-	-	-	<p>The background OS mapping shows a water course which runs through the west edge of the site; the eastern part of the site is in Flood Zones 2 & 3; there is also a water body</p>	<p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water</p>

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

quality of the district's rivers and to achieve sustainable water resources management				<p>beyond the western boundary.</p> <p>Development on the site may increase the level of water pollution within the site beyond existing levels.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>The capacity of the site for energy generation is likely to be constrained by the flood risk in the eastern portion of the site.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO₂ savings.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is proposed for commercial and industrial development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create jobs in the short to medium term.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area.</p>	
19. To encourage the development of	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is</p>	

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

buoyant, sustainable tourism sector.				located some distance from the town centre. However, there is some potential to enhance the cycle network and the heritage interest of the site, which may promote the location for visitors.	
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BI210 including Extension to Bicester 11

Note that site BI210 includes the site allocated as Bicester 11 within the Submission Local Plan, a slight extension to the eastern boundary of Bicester 11, and a large area referred to as the 'Skimmingdish Lane area'. The Skimmingdish Lane area comprises Sites 103 and 104 as shown in the July 2014 Landscape Sensitivity and Capacity Assessment Addendum by WYG.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	-	-	Langford Brook, an upstream reach of the River Ray containing both Flood Zones 2 and 3 runs through the centre of the site through the lower third of site Bicester 11 and the upper half of the Skimmingdish Lane Area. The EA's uFMfSW map illustrates that an area covering around 5% of Bicester 11, in the southern corner, is at a high risk of flooding and a further area of between 10% and 15% of the site which is at a low risk of flooding. ³¹³ The Langford Brook has been modelled by the Environment Agency and the flood plain represents an absolute obstruction to development unless compensation scheme can be delivered. The rest of the site is located within Flood Zone 1. ³¹⁴ Therefore, a minor negative effect is recorded against this objective overall.	Enhancement: development should not encroach within a minimum of 8 m of the watercourse banks, and SUDS measures should be included in any future development. Development must be subject to a Flood Risk Assessment, and a surface water management framework should be adopted as part of a masterplan to reduce surface water runoff to greenfield runoff rates and volumes from the developed site as required by the EA, and as such prevent any resultant increase in flood risk posed to downstream land uses. ³¹⁵

³¹³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

³¹⁴ Level 1 SFRA – See flood zone Map 6.

³¹⁵ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	?	?	?	<p>The whole site lies within Launton Ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision.³¹⁶</p> <p>The whole site contains an extensive network of public rights of way crossing the site and part of the National Cycle Network. There is a Medium to Low potential for isolated formal recreation in the southern area of the site towards the existing urban area of Bicester. A Medium to High capacity exists for the enhancement of existing informal recreation through securing additional permissive rights of way through the site.³¹⁷</p> <p>In terms of green infrastructure, the site is well used by walkers and could provide links to the open countryside from the town. The stream corridor should be protected as part of an ecological link through the town.</p> <p>However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p>	Enhancement: any development of this site should include adequate provision of greenspace, protect and enhance existing rights of way and promote links to the open countryside from town.
4. To reduce poverty and social exclusion.	?	?	?	<p>The redevelopment of the site for commercial and light industrial uses will provide new services potentially reducing poverty and social exclusion in the District. However, the level of achievement of this objective will ultimately depend on implementation</p>	
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The whole of the extended site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the achievement of this objective will depend on</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.

³¹⁶ Cherwell District Council (2008) *Greenspace Strategy Background Document*.

³¹⁷ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				implementation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community.	?	?	?	The A4421 forms the western boundary and railway lines run along the south western and southern boundaries of the site. These could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. New development may be affected by noise arising from activities at the airfield; new development could provide cultural facilities to enhance any future cultural uses at the airfield. Noise may be more of a constraint for residential development compared with employment development, and the achievement of this objective will depend on implementation.	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	+	+	+	The site is located approximately 2 km north west of Bicester town centre and in close proximity to existing employment and services in the north east area of Bicester. Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	The site is largely undeveloped greenfield land covered mainly by Grade 3 and 4 agricultural land. ³¹⁸ Therefore, the site will not meet the requirements of this objective.	

³¹⁸ DEFRA data set

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts.	+	+	+	<p>The site is located within 2 km of Bicester town centre. It is adjacent to the north eastern boundary of Bicester and in close proximity to existing employment, services and facilities in this part of the town.</p> <p>There is no Air Quality Management Area in Bicester. There is potential for good connectivity and use of sustainable transport modes given the site's location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route; therefore, a minor positive impact is identified.</p>	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the district's biodiversity	-	-	-	<p>There are no designations on the site and the site area is relatively absent of vegetation diversity due to the agricultural land use. Bicester Airfield Local Wildlife Site and Stratton Audley Quarry Local Wildlife Site (Containing the Stratton Audely SSSI) are located immediately north west of the site and Gavray Drive Meadows Local Wildlife Site is located at the southern boundary of the site.</p> <p>Ecological surveys carried out for the Council in 2003 on a section of the northern part of the area recorded a badger sett within the site, together with an oak tree with the potential to be a bat roost.³¹⁹</p> <p>Langford Brook runs through the centre of the site. Great crested newts and kingfishers have been found close by the Brook. Overall, the ecological sensitivity of the site has been deemed to be Medium to Low.³²⁰</p> <p>Overall, a minor negative impact is identified due to the ecological features that exist on the site.</p>	Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the site.

³¹⁹ Cherwell District Council (November, 2003) *Ecological Surveys- Bicester Airfield and Caversfield Site Final Report*.

³²⁰ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	--	--	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³²¹</p> <p>A small part of the overall site, identified as Bicester 11 in the Submission Cherwell Local Plan, was assessed in the 2014 Bicester Landscape Sensitivity and Capacity Assessment³²²; which found that the site has a high capacity for residential development and a medium capacity for employment development. The combined Landscape Sensitivity and Visual Sensitivity of the wider site assessed as part of this matrix is Medium. In this larger area, there is a Medium potential to accommodate residential development without large scale loss of landscape features. Although in general a medium capacity, development of a commercial or industrial use would not be in keeping with the wider landscape or land use surrounding the site. Although there is industrial use to the south west this is physically and visually separated by the ring road. The site has a Low capacity for employment development.³²³</p> <p>Public Rights of Way and a National Cycle Route crisscross through the site. With regards to promoting the accessibility of the countryside, some of these route ways may need to be diverted and development will result in an increased visual impact on users of the footpaths.</p>	<p>Mitigation: A full archaeology and cultural heritage assessment, as well as a visual impact assessment should be undertaken as part of any future development of the site.</p> <p>Green infrastructure links should be protected or enhanced.</p> <p>The existing mature hedgerows and block of woodland in the south west of the site should be protected.</p>

³²¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³²² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³²³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The site contains part of RAF Bicester which runs along the north west boundary of the site. Therefore, the site performs an important role in providing the setting for the RAF Bicester Conservation Area located immediately north of the site. The site is also in close proximity to a Scheduled Ancient Monument immediately to the north west of the site boundary (RAF Bicester; World War 2 airfield).</p> <p>As the site as a whole has been proposed for employment development, and the LSCA concluded it has low capacity for employment use, a significant negative effect is identified against this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The western boundary of the site runs along the A4421 and existing residential and employment development is located to the west of the site. It is likely that any increase in traffic would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p>	<p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging</p>	<p>Mitigation: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Oxfordshire Minerals and Waste Local Plan: Core Strategy).	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	-	-	-	<p>Langford Brook runs through the centre of the site, as detailed above. There are also areas at risk of flooding. The Langford Brook has been modelled by the Environment Agency and the flood plain represents an absolute obstruction to development unless compensation schemes can be delivered.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>Development on the site may increase the level of water pollution within the site beyond existing levels.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: a full drainage impact assessment as well as SUDS design should be undertaken as part of any future development, to ensure no increase in surface water run-off and improvements in run-off water quality.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>A lack of complementary heatloads in proximity to this site might reduce the potential for Combined Heat and Power/District Heating (although such facilities might be provided as part of the scheme if the whole site is considered suitable for development).</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p>	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large and proposed for commercial and industrial development, which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large and proposed for commercial and industrial development, which will generate long term employment and training opportunities in the area.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre, adjacent to an industrial area. However, there is some potential to enhance the public footpath and cycle network, which may promote the location for visitors. Connections could be made with RAF Bicester to the north east of the site which is has heritage significance and is proposed for tourism development. Therefore, achievement of this objective would depend on implementation.</p> <p>No direct benefits to the tourism sector.</p>	<p>Enhancement: new development should enhance the existing footpath network on the site.</p>

BI210 including Extension to Bicester 11 (123 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Slightly extended boundary to Bicester 11 – Located on the western side of the larger site BI210, this site is proposed for mixed B uses and is therefore likely to have a less positive effect on the SA objectives concerned with providing housing and local facilities and services. Both Bicester 11 and BI210 are a similar distance from all of the existing facilities and services and transport routes in Bicester. Around one third of Bicester 11 sits within Langford Brook which is Flood Zone 2 and 3. Furthermore, the heritage constraints are largely concentrated in the part of BI210 that overlaps with Bicester 11. However, the 2014 LSCA identifies a medium capacity for employment development within this site compared with a low capacity for 'the Skimmingdish Lane area'. Therefore, if development was concentrated within the smaller 'slightly extended boundary to Bicester 11' then the significant negative effects recorded above in relation to landscape effects are likely to be less significant, registering as minor negative.</p> <p>Overall, there is little difference in constraints between 'the Skimmingdish Lane area' and the much larger BI210 . While the development of the larger site would significantly increase the negative effects of the limited constraints within and around the site, its development would have significantly more positive effects on the SA objectives concerned with providing employment land and local services and facilities.</p>	

SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Former RAF Upper Heyford

UH1 & UH004 – Intensification of Former RAF Upper Heyford

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site is large scale and with additional homes could make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.³²⁴</p> <p>The uFMfSW maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC HFMs illustrate no historical incidents of surface water flooding have been reported at the site.³²⁵</p> <p>Therefore, the development of the site is likely to have a negligible effect against this objective.</p>	Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment and SUDs incorporated.
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People’s Playspace.³²⁶</p> <p>There may be potential for low density small scale formal recreational development as part of a complementary mixed</p>	Enhancement: any development of this site should ensure adequate provision of greenspace, as well as protection and/or enhancement of the Public Rights of Way.

³²⁴ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

³²⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

³²⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>use development, with Medium to Low capacity overall. In addition, there is Medium to High capacity for informal recreation connected with historic uses of the site if it were to be opened up for public access. Provision of footpath access would assist in increasing managed public accessibility.³²⁷</p> <p>Public rights of way follow the boundary of the site and continue out in to the countryside surrounding the site. There are a couple of small pockets of amenity greenspace and children and young people’s space within the site, both of which could be improved and expanded. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population, resulting in a minor positive effect against this objective overall.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>This is a large site and it is anticipated that sensitive redevelopment of the RAF base would result in a significant number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities. It is therefore assumed that the site would result in a minor positive effect against this objective.</p>	<p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p>
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The redevelopment of the site and its incorporation into the public realm could result in an increased potential for crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p>
6. To create and sustain vibrant communities and engage cultural activity	?	?	?	<p>The development of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets on site.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site.</p>

³²⁷ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
across all sections of the Cherwell community				Development would result in significant increases in traffic and noise compared to the current situation. In addition, the railway lines immediately to the west and north east may generate additional noise. However, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain.	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, due to the large size of the site and the need for it to be a self-contained redevelopment it is likely to achieve good provision of new services and facilities within the site, which would have significant positive effects on this objective. Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p>	Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>Much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to remediate any contaminated land, with significant positive effects against this objective.</p> <p>The remaining areas of greenfield comprise Grade 3 (Moderate) agricultural land.</p>	Mitigation: development should encourage reuse of buildings where possible and sustainable design.
9. To reduce air pollution including reducing greenhouse gas emissions and	+	+	+	It is anticipated that any additional development at the site would incorporate a number of sustainable transport measures, designed to reduce car use, provide employment opportunities on the site and increase the proportion of	Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation.

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
ensure the district is ready for its impacts				<p>energy generated from renewable sources, with positive effects against this objective.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p>	Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station.
10. To conserve and enhance and create resources for the district's biodiversity	--	--	--	<p>The Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. In addition, the northeastern quarter of the site contains the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield.</p> <p>The site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) at its most sensitive locations within the Local Wildlife Site containing large stands of notable calcareous grassland habitat and confirmed presence of a population of great crested newts, as well as its potential to support a variety of protected species. Other parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered of Low/Medium (2) ecological sensitivity.³²⁸</p> <p>Significant residential development in close proximity to the Local Wildlife Sites and nearby SSSI could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the site. The significant scale of the redevelopment of the former RAF airbase has potential to result in significant negative effects against this objective.</p>	Mitigation: Ecological surveys should be provided as part of any proposal for development. Development should also promote biodiversity conservation/ enhancement and habitat creation in particular linkages with existing ecological designations and BAP priority habitats.
11. To protect, enhance and make	--	--	--	The site is located within Natural England National Character Area 107: Cotswolds. ³²⁹ Public rights of way follow the	Mitigation: A full landscape and visual assessment should be undertaken in

³²⁸ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³²⁹ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
accessible for enjoyment, the district's countryside and historic environment.				<p>boundary of the site and continue out in to the countryside surrounding the site.</p> <p>The combined Landscape Sensitivity of the site is High; the combined Visual Sensitivity for the area is considered to be Medium.</p> <p>Although overall the site as a whole has a low capacity for residential development, due to the diversity of areas contained within the site residential use could be accommodated in isolated pockets of the site alongside complementary development of the site. The capacity for residential development is considered to be medium. The expansion of existing commercial and light industrial employment within the southern area is possible without harming the wider integrity of the site. Therefore, the overall capacity for industrial and commercial development is considered to be Medium.³³⁰</p> <p>The entire site is designated as a Conservation Area and contains five Scheduled Monuments. In addition, there are three areas recognised in the National Monuments Record.³³¹</p> <p>The significant scale of the residential and employment development within the large site as a whole would have a significant negative impact on the landscape and setting of the important historic buildings without appropriate mitigation.</p>	<p>respect of any new development on the site.</p> <p>Public rights of way should be protected and enhanced.</p> <p>The Former RAF Upper Heyford Conservation Management Plan (2005) outlines a number of objectives for the site which should be respected and incorporated into an appropriate masterplan. These include:</p> <ul style="list-style-type: none"> • Develop a detailed record of the site's built heritage, archaeology and ecology; • Maintain the integrity of the Cold War landscape, integrating the airbase with the Cherwell Valley landscape; • Ensure that the overall plan of the airbase is evident on the ground; • Provide visual and spatial separation of the new residential development from the Cold War airfield landscape; • Ensure that retained

³³⁰ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³³¹ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
					<p>structures are monumentalised or given new uses that maintain their integrity, ensuring that a representative range of Cold War buildings are retained and conserved;</p> <ul style="list-style-type: none"> • Provide improved footpath, bridleway and cycle track access across the site compatible with its heritage and nature conservation significances.³³²
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Additional redevelopment of the site would result in increased traffic. However, it is anticipated that the significant size of the development would require a high level of self-containment and numerous sustainable transport measures, designed to reduce car use, therefore a minor positive effect is identified.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p>	<p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> <p>Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station.</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>

³³² Former RAF Upper Heyford Conservation Management Plan (2005)

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management.	?	?	?	<p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.³³³</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. Furthermore, some parts of the RAF base may contain contaminated land which could be remediated with the redevelopment of the site, resulting in positive effects against this objective.</p> <p>However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district.	+	+	+	<p>The site is large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p>	Enhancement: consider the use of a district heating system on site
17. To ensure high	++	++	++	The site is large enough to accommodate commercial and	Enhancement: Include good provision

³³³ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and stable levels of employment so everyone can benefit from the economic growth of the district.				<p>employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads would be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	of services and facilities to reflect the community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Education facilities would be needed to support any additional housing development at the site.</p>	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	?	?	?	<p>The Former RAF base at Upper Heyford is of cultural and historical importance. Its redevelopment is an opportunity to create a new and improved tourist attraction in the District, with positive effects against this objective.</p> <p>Significant additional development within the airbase could impact on the setting and wider landscape character of the airbase with adverse effects against this objective.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p> <p>Ultimately, effects against this objective will largely depend on the implementation and masterplanning of development on the site.</p>	Mitigation: new development should seek to include visitor attractions that complement and enhance the character of the former RAF base, including greenspace, by taking advantage of the location.

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site is large scale and could make a significant contribution to the objectively assessed need.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.³³⁴</p> <p>The Updated Flood Map for Surface Water maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site.³³⁵</p> <p>Therefore, the development of the site is likely to have a negligible effect against this objective.</p>	Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment and SUDs incorporated.

³³⁴ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

³³⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People's Playspace.³³⁶</p> <p>Formal recreation would require significant earthworks and is therefore considered to have a Low capacity. Informal could be managed and enhanced through the increase of footpaths although a reasonable network currently exists. The capacity for informal recreation is Medium.³³⁷</p> <p>Site identified as 146 has medium to low capacity for formal recreation and medium capacity for informal.³³⁸</p> <p>Public Rights of Way are connected to the site, with one running through the western part of the site, connecting the site to the wider countryside. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population resulting in a minor positive effect against this objective overall.</p>	Enhancement: any development of this site should ensure adequate provision of greenspace, as well as protection and/or enhancement of the Public Rights of Way.
4. To reduce poverty and social exclusion.	+	+	+	<p>This is a large site, and it is anticipated that sensitive redevelopment would result in a number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities. It is therefore assumed that the site would result in a minor positive effect against this objective.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site is greenfield land adjacent to the former RAF Upper Heyford site; therefore its development and incorporation into the public realm may result in an increased potential for crime on this site against the baseline. However, the</p>	Enhancement: development should be in accordance with the principles of good urban design to ensure high

³³⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³³⁷ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³³⁸ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				achievement of this objective will depend on implementation and therefore an uncertain effect is identified.	quality built development.
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The development of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets adjacent to the site.</p> <p>Development would result in significant increases in traffic and noise compared to the current situation. In addition, the railway lines immediately to the west and east may generate additional noise. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain.</p>	Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, as it is a large site and would be associated with the redevelopment of the large Former RAF Upper Heyford site to the north, there is a need for the development of both sites to form a self-contained mixed use development that would be likely to achieve good provision of new services and facilities within the two sites. Therefore, there would be a significant positive effects on this objective.</p>	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban	--	--	--	The site is largely greenfield land adjacent to a large brownfield site (Former RAF Upper Heyford). The development of greenfield land does not meet this objective; therefore the overall score for this alternative is a significant negative effect.	Mitigation: development should encourage reuse of buildings where possible and sustainable design.

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
renaissance.					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	It is anticipated that the development would incorporate a number of sustainable transport measures designed to reduce car use, provide employment opportunities on the site and increasing the proportion of energy generated from renewable sources, with positive effects against this objective.	Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation. Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site in association with the RAF Upper Heyford site might make it feasible to consider provision of new bus linkages to and from the rail station.
10. To conserve and enhance and create resources for the district's biodiversity	-	-	-	The site is in close proximity to the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield, and the south eastern edge of the site borders The Heath District Wildlife Site. However, there are no ecological designations or BAP habitats within the site area. Significant residential development in close proximity to these protected habitats could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the sites. However, with no ecological designations within the site, the ecological sensitivity of the site is considered to be low ³³⁹ and adverse effects are therefore likely to be minor.	Enhancement: development should promote biodiversity conservation/enhancement and habitat creation in particular linkages with existing ecological designations and BAP priority habitats.
11. To protect, enhance and make accessible for enjoyment, the	-	-	-	The site is located within Natural England National Character Area 107: Cotswolds. At a county level, OWLS identifies the site as being in the Farmland Plateau Landscape Type. At a local level, the Cherwell District Landscape Assessment	Mitigation: A full landscape and visual assessment should be undertaken in respect of any new development on the site.

³³⁹ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
district's countryside and historic environment.				<p>identifies the site as being located within the Upper Heyford Plateau character area.³⁴⁰ Public Rights of Way are connected to the site, with one running through the western part of the site, connecting the site to the wider countryside and one along the southern site boundary.</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium.</p> <p>The site identified as 146 has a combined landscape sensitivity of medium to low.</p> <p>The western end of the site sits within a Conservation Area and the northern edge borders another Conservation Area for the former RAF Upper Heyford site which contains five Scheduled Monuments and three areas recognised in the National Monuments Record.³⁴¹ The site has a Medium capacity for residential development as an extension to the existing residential area (undergoing development at the time of assessment) immediately to the north of the area, along Camp Road. Development would however need to be sensitive to the setting of the RAF Upper Heyford and the Rousham, Lower Heyford and Upper Heyford Conservation Areas and the Oxford Canal Conservation Area to prevent harm to their setting. With regard to site 146, there is a medium-high capacity for residential development with potential for development up to the existing site boundaries defined by Camp Road to the South, Chilgrove Road to the east and Larsen Road to the west including the maintenance of separation with Letchmere Farm. Although a medium capacity exists the presence of commercial or industrial development within the area would significantly alter the existing residential character of the site and impinge upon</p>	<p>Enhancement: Public rights of way should be protected and enhanced.</p> <p>The Former RAF Upper Heyford Conservation Management Plan (2005) outlines a number of objectives for the site which should be respected and incorporated into an appropriate masterplan. These include:</p> <ul style="list-style-type: none"> • Develop a detailed record of the site's built heritage, archaeology and ecology; • Maintain the integrity of the Cold War landscape, integrating the airbase with the Cherwell Valley landscape; • Ensure that the overall plan of the airbase is evident on the ground; • Provide visual and spatial separation of the new residential development from the Cold War airfield landscape; • Ensure that retained structures are monumentalised or given new

³⁴⁰ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³⁴¹ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the character of the Conservation Areas. For this reason, employment use is not considered appropriate.³⁴² With regard to site 146, the capacity for commercial and industrial development is medium.</p> <p>The scale of the residential and employment development within the entire site would have a negative impact on the landscape and setting of the important historic buildings. However, there is some landscape capacity within parts of the site where adverse effects would be reduced.</p>	<p>uses that maintain their integrity, ensuring that a representative range of Cold War buildings are retained and conserved;</p> <ul style="list-style-type: none"> • Provide improved footpath, bridleway and cycle track access across the site compatible with its heritage and nature conservation significances.³⁴³
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Development of the site would result in increased traffic. However, it is anticipated that the significant size of the development would require a high level of self-containment (together with the redevelopment of larger site UH001 (including UH004) and numerous sustainable transport measures, designed to reduce car use, therefore a minor positive effect is identified.</p>	<p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> <p>Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site in association with the RAF Upper Heyford site might make it feasible to consider provision of new bus linkages to and from the rail station.</p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced	?	?	?	<p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p>	<p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p>

³⁴² WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³⁴³ Former RAF Upper Heyford Conservation Management Plan (2005)

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	?	The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).	Enhancement: ensure sustainable waste management on the site.
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?	The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the southern and eastern edges of the site but they pose no significant flood risk. ³⁴⁴ The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).	Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	The site is large in size and, particularly when combined with the RAF Upper Heyford site, could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.	Enhancement: consider the use of a district heating system on site.
17. To ensure high and stable levels of	++	++	++	The site is large enough to accommodate commercial and employment land, new community facilities and local	Enhancement: Include good provision of services and facilities to reflect the

³⁴⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
employment so everyone can benefit from the economic growth of the district.				<p>services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads would be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p>	community's needs.
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.	Enhancement: Include good provision of services and facilities to reflect the community's needs.
19. To encourage the development of buoyant, sustainable tourism sector.	?	?	?	<p>The site is adjacent to the Former RAF base at Upper Heyford which has cultural and historical significance. Significant development on the edge of the airbase could impact on the setting and wider landscape character of the airbase with adverse effects against this objective. Conversely, development might enable the provision of new services and facilities that would increase capacity for tourists, attracting more to the airbase.</p> <p>Ultimately, effects against this objective will largely depend on the implementation and masterplanning of development on the site.</p>	Mitigation: new development should seek to include visitor attractions that complement and enhance the character of the former RAF base, including greenspace, by taking advantage of the location.

Revisions to SA scores between Draft SA Addendum (August 2014) and Final SA Addendum (October 2014)

Following the consultation on the Proposed Main Modifications and the Draft SA Addendum (August 2014), a number of edits were made to the appraisal matrices presented in this Appendix, to address minor inconsistencies between site appraisals. In a few places, these edits resulted in changes to SA scores, and these are summarised in the table below. These revised scores have been amended where relevant in the main SA Addendum in **Tables 7.2-7.4**.

Site Scores Changed to/from Significant (++)/--)

Site	SA Objective	Previous Score	New Score	Justification for Change
AM013	1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	++	Clarified that site has significant capacity for homes, over the threshold of 400, which was used to indicate significant positive.
BIC7 (CV001)	6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community.	--	?	For this objective (6) commentary was not consistent across all sites, whereby some commented on noise issues only and others commented on access to community facilities. The scoring in relation to these was also sometimes inconsistent. In general, noise was the issue that influenced the score most, particularly where minor negatives (or significant negative for BIC7) were identified. However, where noise was likely to be less of an issue, the potential for new development to facilitate new cultural activity was considered, but concluded that this is dependent on implementation. This was not always clear in the matrices. To ensure consistency, all sites have now been scored as uncertain (?), because overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.
ST2	7. To improve accessibility to all services and facilities.	-	--	Score changed as was inconsistent with BIC7 (CV001) which is immediately opposite and also significant negative.
CH15	8. To improve efficiency in land use through the re-use of	--	-	Score changed to minor negative (-) to be consistent with general rules applied.

Site	SA Objective	Previous Score	New Score	Justification for Change
ST2	previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	-	Reduced the score to a minor negative as the land is not acknowledged as agricultural land, and as it is former quarrying land that is being naturally regenerated, a significant negative was considered to be too strong.
Bicester 8 (BI5)		+	++	Increased the score to significant positive as the land is previously developed and there is the potential to re-use the land and existing buildings, particularly in the south west corner of the site.
BA300 - Canalside	9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	++	Scores amended to be consistent with scores and commentary with all other sites, for objectives 9 and 12.
BA317		+	++	
Southam Road - Residential		+	++	
Southam Road - Retail and commercial		+	++	
Banbury 8 (BA316)		+	++	
BIC7 (CV001)		--	?	Score changed as was inconsistent with BIC7 (CV001) which adjoins the site and is a similar distance from Bicester Town Centre.
Southam Road - Retail and commercial	12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	++	Changed score to be consistent with scores and commentary with all other sites, for objectives 12 and 9. Also to be consistent for both Southam Road sites (residential, and retail and commercial) for this objective.
Banbury 6	17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	+	Sites are below 50ha which was the threshold used, for consistency, for sites likely to have significant positive effects.
Banbury 7		++	+	
Bicester 4 (BI46)		++	+	

Site	SA Objective	Previous Score	New Score	Justification for Change
Banbury 6	18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	+	Sites are below 50ha which was the threshold used, for consistency, for sites likely to have significant positive effects.
Banbury 7		++	+	
Bicester 4 (BI46)		++	+	

Appendix 6

Review of SA implications of the proposed Main/Minor Modifications

The table below sets out the proposed Main Modifications and the implications of the proposed Main Modification for the SA Addendum with respect to additional SA work required.

The table does not include the proposed Main Modifications to the following sections of the Submission Local Plan:

- Section D: Infrastructure Delivery Plan (IDP).
- Section E: Monitoring and Delivery of the Local Plan.
- Appendix 1: Background to Cherwell's Places.
- Appendix 2: Links Between Policies and Objectives.
- Appendix 3: Evidence Base and Relevant Documents/Data Sources.
- Appendix 4: Glossary.
- Appendix 5: Maps.

This is because the relevant policy (e.g. INF 1 Infrastructure) was appraised in the original SA and the proposed Main Modifications are unlikely to result in changes to the findings of the original SA, and because other proposed Main Modifications to Section D, E and the Appendices have been addressed in the SA Addendum through the appraisal of relevant policies in the Local Plan (e.g. proposed Main Modifications to the Local Plan Maps (Appendix 5) have been taken into account in the SA of proposed Main Modifications to the policies which allocate strategic sites in Appendix 7 of this SA Addendum). Other components of these parts of the Local Plan (e.g. Appendix 1, Appendix 2 and Appendix 3) do not require SA because they are unlikely to give rise to significant effects, but are included in the Submission Local Plan for information purposes only.

Review of SA implications of the proposed Main/Minor Modifications

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
1		Contents page	Yes. New SA matrices have been prepared for all the new policies.
2-10	vii - xiii	Executive summary changes	Yes. The MMs to the Executive Summary provide clarifications and updates to reflect the Main Modifications which have been reviewed individually and appraised through this SA Addendum as described in the rest of this table.
11	15	Introduction 1.3	Yes. The revised plan period is reflected in the SA Addendum.
226	16	Introduction 1.17	No. The MM provides further information regarding publication of the national Planning Practice Guidance.
12	17	Introduction 1.22a	No. The MM inserts reference to the national Planning Practice Guidance.
227	17	Introduction 1.22c	Yes. The text deletes reference to the South East Plan. The implications in terms of housing growth are reflected in the SA Addendum.
13	17	Introduction 1.23	Yes. The revised plan period is reflected in the SA Addendum.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
14	17	Introduction 1.23a	Yes. The situation regarding the potential future review and its implications with respect to the identification of reasonable alternatives is described in the SA Addendum.
15	21	Introduction: Duty to Cooperate New para 1.49dd	No. The MM provides further information regarding how Cherwell District Council is working with its neighbouring authorities.
16	26	Strategy for Development A11 – bullet point 2	Yes. The proposed increase in dwellings to be provided at Former RAF Upper Heyford is reflected in the SA Addendum through the appraisal of Policy Villages 5.
17	27	Strategy for Development A11 – bullet point 5	No. The additional provision to provide for a small scale local review of the Green Belt at Kidlington to accommodate local housing needs is considered to be of minor scale and not likely to result in significant effects and therefore has not been addressed in the SA Addendum but more appropriately appraised through the SA of Part 2 of the Local Plan.
18	36	Theme One: Policies for Developing a Sustainable Local Economy: Introduction B.26	Yes. The quantum of employment land is appraised in Chapter 5 of the SA Addendum.
19	38	Theme One: Policies for Developing a Sustainable Local Economy. B.41	Yes. New employment allocation Banbury 15 is reflected in the SA Addendum through the appraisal of Policy Banbury 15 in Appendix 7. The quantum of employment land is appraised in Chapter 5 of the SA Addendum.
20	39	Theme One: Policies for Developing a Sustainable Local Economy. B.46	No. The replacement text primarily seeks to clarify the position regarding other uses covered by Policy SLE1.
21	39	Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE1. Employment Development	Yes. The revisions to Policy SLE1 have been appraised in a revision to Table B3 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
22	41	Theme One: Policies for Developing a Sustainable Local Economy: B.55	No. Changes to text seek to clarify role and function of Bicester Village outlet centre.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
23	41	Theme One: Policies for Developing a Sustainable Local Economy: B.55a	No. Changes to text seek to clarify role and function of Bicester Village outlet centre.
24	42	Theme One: Policies for Developing a Sustainable Local Economy. Policy SLE2. Securing Dynamic Town Centres	No. The changes to Policy SLE2 are considered not to require any changes to the findings presented in Table B3 of the 2013 SA Report.
25	44	Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 4 New paragraph B.68a	Yes. The revisions to Policy SLE4 and its supporting text have been appraised in a revision to Table B4 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
26	45	Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE4: Improved Transport Connections B.72	No. The additional text refers to working arrangements with adjoining local authorities. It will have no effect on the SA findings presented in Table B4 of the 2013 SA Report.
27	46	Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE4: Improved Transport Connections	Yes. The revisions to Policy SLE4 have been appraised in a revision to Table B4 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
244	47	Policy SLE 5 High Speed Rail 2 - London to Birmingham	No. The additional text is for clarification.
28	49	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.89a	Yes. The additional housing growth is reflected in the SA Addendum.
29	49	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.89b	Yes. The situation regarding the potential future review of the Green Belt and its implications with respect to the identification of reasonable alternatives is described in Chapter 5 of the SA Addendum.
30-31	49	Theme Two: Policies for Building Sustainable communities:	Yes. The revisions to the spatial strategy are reflected in the new and revised policy appraisals in Chapter 8 and Appendix 7 of the SA Addendum.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		Policy BSC 1 B.90 to B.91	
32	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.92	Yes. The revisions to the spatial strategy are reflected in the new and revised policy appraisals in Chapter 8 and Appendix 7 of the SA Addendum.
33	50	Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.94	Yes. The revised plan period is reflected in the SA Addendum.
34	50	Theme Two: Policies for Building Sustainable communities: Policy BSC1: District Wide Housing Distribution	Yes. The revisions to the District Wide Housing Distribution are reflected in the SA Addendum appraisal of quantum of development (Chapter 5), Spatial Distribution of Development (Chapter 6), and strategic site allocations (Chapter 7), but do not change the overall findings for this policy in Table B5 of the 2013 SA Report. The cumulative effects are appraised in Chapter 8.
35-37	51	Theme Two: Policies for Building Sustainable communities: Para's B.98 to B. 100	Yes. The text changes provide more specific reference to the previously developed sites that are contained in the Local Plan. Some of these sites are the subject to proposed MMs and are appraised separately in Chapter 6 of the SA Addendum. Otherwise the changed wording does not change the overall findings for Policy BSC2 in Table B5 of the 2013 SA Report.
38	51	Theme Two: Policies for Building Sustainable communities: Policy BSC2	No. The change in text replaces the percentage of development that will take place on previously developed land with encouragement for the re-use of previously developed land in sustainable locations. It is not considered that this will change the overall findings for Policy BSC2 in Table B5 of the 2013 SA Report.
39	51	Theme Two: Policies for Building Sustainable communities: B.102	Yes. The SA Addendum takes into account the updated SHMA.
40-42	54	Theme Two: Policies for Building Sustainable communities:	Yes. The SA Addendum takes into account the updated SHMA.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		B.119 to B.121	
43	54	Theme Two: Policies for Building Sustainable communities: B.122	No. Table B5 in the 2013 SA Report identified a significant positive effect with respect to SA objective 1 (To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home) for the policies in Theme 2 Building Sustainable Communities. As the MMs reflect the updated SHMA conclusions regarding type and tenure of homes to be delivered, it is considered that there will be no change to the SA score.
44	54	Theme Two: Policies for Building Sustainable communities: B.124	No. The MM inserts reference to the NPPF and SHMA.
45	55	Theme Two: Policies for Building Sustainable communities: Policy BSC4	Yes. The text changes provide more specific reference to the needs of disabled and people and those with mental health problems, which has a positive effect on SA objectives 1, 3 and 4, but this does not change the significant positive SA scores for these objectives already identified for Theme 2 in Table B5 of the 2013 SA Report.
46	57	Theme Two: Policies for Building Sustainable communities: Policy BSC6	No. The MM text change provides clarification but does not alter the substance of the policy.
47	57-58	Theme Two: Policies for Building Sustainable communities: Policy BSC7 B.142	Yes. The provision of new schools within the strategic allocations at north West Bicester and South East Bicester have been taken into account in the new and revised policy appraisals in Appendix 7 of the SA Addendum.
48	60	Theme Two: Policies for Building Sustainable communities: Para B.157	No. The MM text change provides more information regarding the roll-out of Superfast Broadband.
49	60	Theme Two: Policies for Building Sustainable communities: Policy BSC9 Public Services and Utilities	No. The MM inserts additional text stating that all new developments will be expected to include provision for connection to Superfast Broadband. This is likely to result in a positive effect but does not change the overall findings for this policy in Table B5 of the 2013 SA Report.
50	65-66	Theme Two: Policies for Building Sustainable	No. The MM provides updated information regarding recreation facilities in light of updated

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		communities: Policy BSC 12 B.170	evidence.
51	68	Theme Three: Policies for ensuring Sustainable Development B.175	No. The MM text clarifies the weight given to green buffers but is not expected to change the findings for Theme 3 in Table B6 of the 2013 SA Report.
52	70	Theme Three: Policies for ensuring Sustainable Development: Policy ESD2	No. Additional text is a change to a heading.
53	70	Theme Three: Policies for ensuring Sustainable Development: Policy ESD2 B.185	No. Replacement MM text is more stringent with respect to non-residential development but is considered not to change the findings for Theme 3 in Table B6 of the 2013 SA Report.
54	70	Theme Three: Policies for ensuring Sustainable Development: Policy ESD2 B.185a	No. MM text change is to bring the Local Plan up-to-date with the current situation regarding 'allowable solutions' for zero carbon standards.
55	70	Theme Three: Policies for ensuring Sustainable Development Policy ESD2 ESD2	No. MM text change is to bring the Local Plan up-to-date with the current situation regarding the energy hierarchy and allowable solutions. The changes are not considered to change the findings for Theme 3 in Table B6 of the 2013 SA Report.
56	71	Theme Three: Policies for ensuring Sustainable Development: Policy ESD3 B.189	No. The deleted text provides context for Policy ESD3 and is not considered to change the findings for Theme 3 in Table B6 of the 2013 SA Report.
57	71-72	Theme Three: Policies for ensuring Sustainable Development: Policy ESD3	No. The MMs update the policy wording, and in the case of zero carbon development and water use, introduce further clarification of what will be expected of new development. Table B6 in the 2013 SA Report recorded significant positive effects against a number of the environmental SA objectives, and it is considered that the MMs further strengthen the likelihood of these effects occurring.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
58	73	Theme Three: Policies for ensuring Sustainable Development Policy ESD4	No. The MMs require application of the policy to proposals for 100 or more residential dwellings, rather 400. This is more stringent than in the Submission Local Plan, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 16, which addressed energy efficiency and renewable energy.
59	74	Theme Three: Policies for ensuring Sustainable Development Policy ESD5	No. The MMs require application of the policy to proposals for 100 or more residential dwellings, rather 400. This is more stringent than in the Submission Local Plan, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 16, which addressed energy efficiency and renewable energy.
60	80	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 9 New Para B.224a	No. The MM text provides additional reference to the need for any new spatial options to be assessed under the Habitats Regulations, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 11, which relates to conserving and enhancing the District's biodiversity.
61	88	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14 B.256	No. Additional text is for clarification.
62	89	Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14	No. The MMs provide further clarification on when the small scale local review of the Green Belt around Kidlington will be undertaken, and that it may include the village's local housing need (not just employment needs).
63	90	Theme Three: Policies for ensuring Sustainable Development Policy ESD15 B.260	No. Additional text is for clarification.
64-65	90	Theme Three: Policies for ensuring Sustainable Development Policy ESD15	No. The MMs change the title of the policy and provide further clarification on how development proposals in green buffers will be assessed. Table B6 in the 2013SA Report recorded a significant positive effect against SA objective 11, which addressed landscape issues, and it is considered that there will be no change to this score as a

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
			result of the MM.
66	105	Policies for Cherwell's Places: Bicester C.26	Yes. The SA Addendum takes into account the updated SHMA.
67	106	Policies for Cherwell's Places: Bicester C.33	Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
68	107	Policies for Cherwell's Places: Bicester C.35	Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
69	108	Policies for Cherwell's Places: Bicester C.41	Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
70	108	Policies for Cherwell's Places: Bicester C.42	Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
71	108-109	Policies for Cherwell's Places: Bicester Policy Bicester 1 North West Bicester Eco-Town	Yes. The revisions to Policy Bicester 1 have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
72-73	112	Policies for Cherwell's Places: Bicester Policy Bicester 2 – Graven Hill C.50	Yes. The revisions to Policy Bicester 2 and its supporting text have been appraised in a revision to Table B8 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
74	113	Policies for Cherwell's Places: Bicester Policy Bicester 2 – Graven Hill	Yes. The revisions to Policy Bicester 2 have been appraised in a revision to Table B8 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
75-76	115	Policies for Cherwell's Places: Bicester Policy Bicester 3 - -South West Bicester Phase 2	No. The MMs increase the housing provision by less than 100 additional homes. Table B9 in the 2013 SA Report recorded a significant positive effect against SA objective 1, which addresses provision of homes, and it is considered that there

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
			will be no change to this score as a result of the MM.
287	116	Policies for Cherwell's Places: Bicester Policy Bicester 3 - -South West Bicester Phase 2	No. The MM adds a specific requirement for a landscape and visual assessment plus heritage assessment to be undertaken as part of the development proposals on South West Bicester phase 2. However, while this would contribute to the achievement of SA objective 11 (landscape and heritage) it is not considered to change the minor positive score already identified for this objective in Table B9 of the 2013 SA Report.
77	117	Policies for Cherwell's Places: Bicester Policy Bicester 4 - - Bicester Business Park	No. The MMs increase the number of jobs to be delivered at the site and insert an additional policy requirement that a landscape and visual assessment plus heritage assessment will need to be undertaken as part of the development proposals. There is also a clarification to the existing policy requirement relating to pedestrian and cycle access to and from the site. However, while the increased jobs provision would contribute to the achievement of SA objectives 17 (employment) and 18 (economic growth) it is not considered to change the significant positive effects already identified for these objectives in Table B10 of the 2013 SA Report. Similarly, the clarification to the access requirement is positive but does not change the significant positive effect already identified for SA objective 7 (accessibility), nor does the requirement for landscape and heritage assessments change the minor positive score already identified for objective 11 (landscape and heritage) in Table B10 of the 2013 SA Report
78	119	Policies for Cherwell's Places: Bicester Policy Bicester 5 – Strengthening Bicester Town Centre C.68	No. The MMs are for clarification.
79	120	Policies for Cherwell's Places: Bicester Policy Bicester 5 – Strengthening Bicester Town Centre	No. The MMs are mainly minor amendments that do not influence the likely effects of the policy as set out in Table B11 from the 2013 SA Report. The additional text relating to the change of use of sites for main town centre uses in the town centre for residential development will reinforce the already minor positive effect identified for SA objective 1 (housing).
80	121	Policies for Cherwell's Places: Bicester	No. The MMs provide an update to the text because the development of Phase 1 has now been

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		Policy Bicester 6 – Bure Place Town Centre Redevelopment Phase 2	implemented.
81	122	Policies for Cherwell's Places: Bicester Policy Bicester 7 – Meeting the Need for Open Space, Sport and Recreation C.80	No. The MMs provide an update to the text.
82	125	Policies for Cherwell's Places: Bicester Policy Bicester 10 – Bicester Gateway	Yes. The revisions to Policy Bicester 10 have been appraised in a revision to Table B14 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
83-84	126	Policies for Cherwell's Places: Bicester Policy Bicester 10 – Bicester Gateway	Yes. The revisions to Policy Bicester 10 have been appraised in a revision to Table B14 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
85-86	127	Policies for Cherwell's Places: Bicester Policy Bicester 11 – Employment Land at North East Bicester C.97	Yes. The revisions to Policy Bicester 11 have been appraised in a revision to Table B15 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
87	127	Policies for Cherwell's Places: Bicester Policy Bicester 11 – Employment Land at North East Bicester	Yes. The revisions to Policy Bicester 11 have been appraised in a revision to Table B15 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
88	128/ 129	Policies for Cherwell's Places: Bicester Policy Bicester 12 – South East Bicester	Yes. The revisions to Policy Bicester 12 have been appraised in a revision to Table B16 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
89-90	130	Policies for Cherwell's Places: Bicester New Policy Bicester 13 – Gavray Drive C.101a and 101b	Yes. The appraisal of the new policy for Gavray Drive to which this MM relates is provided in Appendix 7 of the SA Addendum.
91	130	Policies for Cherwell's Places: Bicester New Policy Bicester 13 –	Yes. The appraisal of the new policy for Gavray Drive to which this MM relates is provided in Appendix 7 of the SA Addendum.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		Gavray Drive	
92	132	Policies for Cherwell's Places: Banbury Banbury C.109	Yes. The appraisal of the new employment site at Junction 11 of the M40 is provided in Appendix 7 of the SA Addendum. The remaining MM changes are for information.
93	135	Policies for Cherwell's Places: Banbury Banbury C.124	No. The deleted paragraph is a consequential amendment of the changes to Policy ESD15.
94	135	Policies for Cherwell's Places: Banbury Banbury in 2031 C.125	Yes. The SA Addendum takes into account the increased growth in housing numbers arising from the updated SHMA.
296	136	Policies for Cherwell's Places: Banbury What will happen and where C.128	No. The MM relates to a slight (two dwellings) change in the number of homes. This is not considered significant and does not change the SA findings.
95	136-139	Policies for Cherwell's Places: Banbury Policy Banbury 1: Canalside	No. The majority of the changes arising from the MMs relate to clarifications and further information and provide greater flexibility with regard to existing business on the site. The most significant change is with regard to the reduction in the number of homes from 950 dwellings to 700 dwellings. Although this is a 17% reduction, it will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in a change in the SA scores set out in Table B17 of the 2013 SA Report. It is also considered that the scores in the Table B17 relating to the economy will remain unchanged (SA objectives 17, 18 and 19).
97-98	140	Policies for Cherwell's Places: Banbury Policy Banbury 2: Hardwick Farm, Southam Road (East and West)	No. The MMs reduce the overall development area and clarify that contributions towards secondary school provision will be sought. These changes are unlikely to change the SA scores set out in Table B18 of the 2013 SA Report.
99	144	Policies for Cherwell's Places: Banbury Policy Banbury 4: Bankside Phase 2	No. The only significant change is the deletion of the provision of a new primary school as part of the development proposals, but this has been replaced in the policy itself by a contribution to the expansion of the existing school. The revisions to

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		C.137	Policy Banbury 4 have been appraised in a revision to Table B20 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
100-101	145-147	Policies for Cherwell's Places: Banbury Policy Banbury 4: Bankside Phase 2	Yes. The revisions to Policy Banbury 4 have been appraised in a revision to Table B20 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8.
102	147	Policies for Cherwell's Places: Banbury Policy Banbury 5: North of Hanwell Fields C.146	No. The change is with regard to the increase in the number of homes from 500 dwellings to 544 dwellings. This is a 9% increase, and will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in change in the SA scores.
103	148	Policies for Cherwell's Places: Banbury Policy Banbury 5: North of Hanwell Fields	No. The change is with regard to the increase in the number of homes from 500 dwellings to 544 dwellings. This is a 9% increase, and will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in change in the SA scores.
104	149	Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40 C.147	No. The proposed MM is for clarification.
105	150	Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40 C.148	No. The text has been re-worded but will not result in changes to SA scores as it is substantively the same.
106	150-151	Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40	Yes. A revised version of Table B22 from the 2013 SA Report has been prepared for this policy and included in Appendix 7.
107	152	Policies for Cherwell's Places: Banbury Policy Banbury 7: Strengthening Banbury Town Centre C.152	No. The MM relates to an additional area (land at Calthorpe Street) that will be explored through further work on the Banbury Masterplan. This is not considered significant and does not change the SA findings.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
108	153	Policies for Cherwell's Places: Banbury Policy Banbury 7: Strengthening Banbury Town Centre C.155	No. The proposed MM is for clarification.
109	153	Policies for Cherwell's Places: Banbury Policy Banbury 7: Strengthening Banbury Town Centre	No. The MMs are mainly minor amendments that do not influence the likely SA effects of the policy as summarised in Table 8.3 of the 2013 SA Report.
110	154	Policies for Cherwell's Places: Banbury Policy Banbury 8: Bolton Road Development Area	No. Additional text is a change to a heading.
111	154	Policies for Cherwell's Places: Banbury Policy Banbury 8: Bolton Road Development Area C.158	No. Additional text provides clarification.
112	154-5	Policies for Cherwell's Places: Banbury Policy Banbury 8: Bolton Road Development Area	Yes. The MMs now provide for 200 dwellings, which will make a contribution to meeting housing need, and therefore change the score against SA objective 1 to minor positive from uncertain (?). The remaining MMs do not require changes to the SA scores, therefore Table B23 from the 2013 SA Report has not been updated, but the summary of SA findings for Policy Banbury 8 in Table 8.3 of the 2013 SA Report has been updated in Chapter 8 of this SA Addendum.
113	162	Policies for Cherwell's Places: Banbury Policy Banbury 12: Land for the Relocation of Banbury United FC C.180	No. The Main Modification changes the location of the site for the relocation of Banbury United FC from the previous site allocated as Banbury 12 in the Submission Local Plan (adjacent to the northern edge of Banbury Rugby Club at Oxford Road, Bodicote) to another site adjacent to the eastern and southern boundaries of the Rugby Club. The policy wording has not changed, and despite the change in location, the Main Modification is unlikely to change the SA scores set out in Table B26 of the 2013 SA Report. The new site location referred to as 'Land south of Bankside' was appraised within the SA matrix for Banbury 4 & Banbury 12 in Appendix 5 of this SA Addendum. In terms of its sustainability effects it is very similar to the site adjacent to the northern edge of

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
			the Rugby Club, as it is entirely in Flood Zone 1 so has no flood risk issues, and it was also assessed as having overall medium-high landscape capacity, and in particular high capacity for recreation development as it would continue the existing formal recreation use (i.e. the rugby club) and would maintain the separation of built development between Bodicote and Twyford. ³⁴⁵
114	162	Policies for Cherwell's Places: Banbury Policy Banbury 12: Land for the Relocation of Banbury United FC	No. The proposed MM is for clarification.
115	164	Policies for Cherwell's Places: Banbury New site policy Banbury 15: Employment Land NE of Junction 11 – introductory text and new policy	Yes. The appraisal of the new policy for employment land allocation north east of Junction 11 to which this MM relates is provided in Appendix 7 of the SA Addendum.
116-118	164	Policies for Cherwell's Places: Banbury New site policy: Banbury 16 – South of Salt Way West – introductory text and new policy	Yes. The appraisal of the new policy for residential land allocation south of Salt Way to the west of Banbury to which this MM relates is provided in Appendix 7 of the SA Addendum.
116, 119-120	164	Policies for Cherwell's Places: Banbury New site policy: Banbury 17 – South of Salt Way – East – introductory text and new policy	Yes. The appraisal of the new policy for residential land allocation south of Salt Way to the west of Banbury to which this MM relates is provided in Appendix 7 of the SA Addendum.
121-122	164	Policies for Cherwell's Places: Banbury New site policy: Banbury 18 – Land at Drayton Lodge Farm – introductory text and new policy	Yes. The appraisal of the new policy for residential land allocation at land at Drayton Lodge Farm, Banbury, to which this MM relates is provided in Appendix 7 of the SA Addendum.
123-124	164	Policies for Cherwell's	Yes. The appraisal of the new policy for residential

³⁴⁵ WYG (July 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		Places: Banbury New site policy: Banbury 19 – Land at Higham Way – introductory text and new policy	land allocation at land at Higham Way, Banbury, to which this MM relates is provided in Appendix 7 of the SA Addendum.
125	165	Policies for Cherwell's Places: Kidlington C.188b	No. The MM relates to contributions being sought for expansion of existing primary schools, but is considered not likely to result in significant effects and therefore has not been addressed in the SA Addendum but will be more appropriately appraised through the SA of Part 2 of the Local Plan.
126	165	Policies for Cherwell's Places: Kidlington C.190	No. The additional provision to provide for a small scale local review of the Green Belt at Kidlington to accommodate local housing needs is considered to be of minor scale and not likely to result in significant effects and therefore has not been addressed in the SA Addendum but will be more appropriately appraised through the SA of Part 2 of the Local Plan.
127	167	Policies for Cherwell's Places: Kidlington Policy Kidlington 1	No. The MM text is for clarification.
128	168	Policies for Cherwell's places: Kidlington C.199	No. The MM text is for clarification.
129	168	Policies for Cherwell's places: Kidlington Policy Kidlington 2	No. Table B28 in the 2013 SA Report scored this policy as a minor positive effect against SA objective 1 (meeting housing needs) and a significant positive effect against SA objective 6 (to create and sustain vibrant communities). The MM allows for further residential development, so long as certain criteria are met, but it is considered that this is unlikely to be of a scale that will result in a significant positive effect against SA objective 1 but will provide further support for the significant positive effect against SA objective 6 assuming the criteria in the MM are applied. Therefore no change to the scores is required.
130	170	Policies for Cherwell's places: Our Villages and Rural Areas C.205	No. The MM text is for clarification.
131	170	Policies for Cherwell's places: Our Villages and	Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		Rural Areas C.210	The SA of specific sites in the rural areas will be undertaken with regard to Part 2 of the Local Plan.
132	171	Policies for Cherwell's places: Our Villages and Rural Areas C.212	Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum. The SA of specific sites will be undertaken with regard to Part 2 of the Local Plan.
133	171	Policies for Cherwell's places: Our Villages and Rural Areas C.212a	No. The MM is a deletion of text.
134	171	Policies for Cherwell's places: Our Villages and Rural Areas C.214	Yes. The new settlement at former RAF Upper Heyford is appraised for revised Policy Villages 5 in Appendix 7 of the SA Addendum. The MM also inserts reference to considering the relationship between 'clusters' of villages. This MM is not considered significant enough to change the SA scores but is a useful additional clarification.
135	171 & 172	Policies for Cherwell's places: Our Villages and Rural Areas C.215	No. The MMs provide new and additional information regarding the categorisation of villages in terms of their acceptability for development, but the MMs are not considered material with respect to changing the SA scores.
136	172	Policies for Cherwell's places: Our Villages and Rural Areas C.219a	No. The MMs provide new and additional information regarding the categorisation of villages in terms of their acceptability for development, but the MMs are not considered material with respect to changing the SA scores.
137	173	Policies for Cherwell's places: Our Villages and Rural Areas C.221	No. The MM provides additional text to reflect the updated evidence base.
138	173	Policies for Cherwell's places: Our Villages and Rural Areas C.224	No. The MMs provide clarification and replace infilling with minor development. These are not considered material with respect to changing the SA scores.
139	173	Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 1 – Village Categorisation	No. The MMs re-categorise the villages into revised categories, and to provide for a greater contribution towards meeting housing need in the villages as appropriate to their categorisation. Table B29 in the 2013 SA Report had already considered that the policy would give rise to a significant positive effect regarding SA objective 1 (meeting housing need) and SA objective 8 (making efficient use of previously developed

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
			land)), which will be further supported by the MMs. No changes to the other SA scores are required.
140	174	Policies for Cherwell's places: Our Villages and Rural Areas C.226	No. The MM provides text that clarifies the role of villages in meeting housing needs in the District.
141	174	Policies for Cherwell's places: Our Villages and Rural Areas C.227	No. The MM text provides further criteria that will be used to assess the acceptability of 'minor development' proposals in the villages. These are useful additions to the text but do not change in the SA scores in Table B29 in the 2013 SA Report.
142	174	Policies for Cherwell's places: Our Villages and Rural Areas C.228	No. The MM text provides clarification on what will constitute acceptable infilling in villages. These are useful additions to the text but do not change in the SA scores in Table B29 in the 2013 SA Report.
143	174	Policies for Cherwell's places: Our Villages and Rural Areas C.229	No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required.
144	174	Policies for Cherwell's places: Our Villages and Rural Areas C.230	No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required.
145	174	Policies for Cherwell's places: Our Villages and Rural Areas New para C.230a	No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required.
146	175	Policies for Cherwell's places: Our Villages and Rural Areas C.234a	Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum.
147	175	Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 2 – Distributing Growth Across the Rural Areas	No. Although the MMs provide for an increase in the numbers of dwellings to be provided this scale of development is unlikely to result in significant effects beyond those recorded in Table B29 in the 2013 SA Report, taking into account the criteria listed in the policy under the MMs. An SA of individual sites will be carried with respect to Part 2 of the Local Plan.
148	179	Policies for Cherwell's places: Our Villages and Rural Areas	No. The additional text provides contextual detail about Former RAF Upper Heyford.

Main/Minor Mod No.	Page No.	Policy Paragraph	Are there implications of the proposed Main/Minor Modification for the SA Addendum?
		New para C.252a	
149	179	Policies for Cherwell's places: Our Villages and Rural Areas C.253	No. The additional text provides contextual detail about Former RAF Upper Heyford.
150	179	Policies for Cherwell's places: Our Villages and Rural Areas C.254	No. The additional text provides contextual detail about Former RAF Upper Heyford.
151	179	Policies for Cherwell's places: Our Villages and Rural Areas C.255	No. The additional text provides contextual detail about Former RAF Upper Heyford.
152	179	Policies for Cherwell's places: Our Villages and Rural Areas C.256	No. The additional text provides contextual detail about Former RAF Upper Heyford.
153	180	Policies for Cherwell's places: Our Villages and Rural Areas C.257	No. The additional text provides contextual detail about Former RAF Upper Heyford.
154	179	Policies for Cherwell's places: Our Villages and Rural Areas New para C.258	Yes. The MM text allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum.
155	180	Policies for Cherwell's places: Our Villages and Rural Areas New para C.259	Yes. The MM text allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum 8.
156	180	Policies for Cherwell's places: Our Villages and Rural Areas New para C.260	Yes. The MM text provides allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum
157	180	Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 5	Yes. The MM revised policy provides allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum.

Appendix 7

Appraisal matrices for the SA of proposed Main Modifications

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Policy SLE 1: Employment Development

Note that the appraisal of Policy SLE1 in Table B3 of the 2013 SA Report included the potential SA effects of Policies SLE2 and SLE3 as well. Therefore, in order to be consistent with the 2013 SA, this matrix still includes reference to Policies SLE2 and SLE3, but has only made amendments to the SA findings and commentary in relation to the Main Modifications proposed for Policy SLE1.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	Neutral effect. Housing policies address the provision of housing.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	Neutral effect. This issue needs to be dealt with on a site by site basis in terms of potential flood risk. Policy ESD6: Sustainable Flood Risk Management and Policy ESD7: Sustainable Drainage Systems (SUDS) will ensure that new developments avoid increasing flood risk. A level 2 Strategic Flood Risk Assessment (SFRA) offsets out the flood risk for strategic employment sites included within the Local Plan. Flood risk is discussed in each of the assessment matrices for the strategic employment sites.	
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	Policy SLE1 supports this objective by providing sites for employment uses within the Plan Area, reducing the amount of out-commuting and the distance residents travel for work. Policy SLE 2 supports a sequential approach to the allocation of retail with the consideration of out of centre sites only where centre and edge of centre locations are not available. This will help to ensure that the most sustainable locations are used first. It also requires all proposals to reduce the need to travel by private car as well as being accessible by public transport and walking and cycling.	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	Policy SLE 2 will help to reduce poverty and social exclusion for residents of Banbury, Bicester and Kidlington by improving the facilities within the town and village centres. Policy SLE2 also supports the provision of small local centres within strategic site allocations. Policy SLE1 will help to provide jobs within the district, including in rural areas in some circumstances.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The economic policies support economic growth and therefore support the achievement of this SA objective by providing employment opportunities which could help to reduce crime. Policy SLE 1 supports development of live / work units and the co-location of residential and employment uses which should help to provide natural surveillance by encouraging activity during all times of the day. Policy SLE 2 directs town centre uses towards town centres and supports small local centres in strategic site allocations which should help to maintain their vitality and in turn reduce crime and the fear of crime.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>Policies SLE1 - SLE3 are not likely to have a direct effect on the noise environment within the district. Although it is acknowledged that some activities would generate noise.</p> <p>Policy SLE 2 will support this objective by enhancing town centres (whilst respecting the Conservation Areas within Banbury and Bicester) and Kidlington village centre, and improving the public realm (by explicit requirement for proposals to meet Policy ESD16).</p> <p>The policy supports markets in the town centres which will help maintain their cultural identity as market towns and support the vibrancy of the centres on market days. It also supports uses for culture and the arts. Supporting text of the policy requires all new retail development to be built to high standards of design.</p>	
7. To improve accessibility to all services and facilities.	+	+	+	Policies SLE 1 and SLE 2 will help to improve the accessibility of employment within the district, reducing the rate of out-commuting and it will help to improve accessibility to town centre uses within the market	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				towns and Kidlington. The mixed use nature of strategic allocations and the support of SLE 2 for small local centres in strategic sites will help improve accessibility to services and facilities.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	+	+	+	<p>Policy SLE 2 supports this objective by improving town centres and applying a sequential test for main town centre uses. This should support urban renaissance and should avoid the development of greenfield land.</p> <p>Policy SLE 1 supports the identification of new sites for employment uses in urban areas which make efficient use of existing and underused sites and premises, by increasing the intensity of use of accessible sites and which make efficient use of previously developed land wherever possible. It will focus employment development on existing employment sites. The policy also seeks to protect existing employment land for class B uses.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>Policy SLE 1 supports this objective by providing sites for employment uses within the Plan Area, thus reducing the amount of out- commuting and the distance residents travel for work. Policy SLE2 supports this objective aiming to achieve town centres which are pleasant to walk around and accessible by public transport. Policy SLE 2 requires a sequential test for main town centre uses which can be dominated by car travel. The potential effects of the strategic employment sites in relation to this objective are dealt with in the assessment matrices for each site.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	0	0	0	<p>Neutral performance. Depends on implementation and site specific characteristics. The potential effects of the strategic employment sites are examined within the assessment matrices for each site. In general, policies SLE 1 and SLE 2 promote the reuse of previously developed land and maintaining existing employment sites and therefore may have more potential to support this objective than policies which promote the development of greenfield land. Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy</p>	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				ESD 11: Conservation Target Areas. Address the potential impacts of new employment and tourism developments with regards to this objective. SLE3 explicitly requires proposals to accord with other policies which would include ESD10 and ESD11.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>SLE1 directs new employment development towards existing employment sites, and requires development to respect the historic environment. Employment developments will be outside of the Green Belt, unless very special circumstances can be demonstrated, and employment development in rural areas will be small scale unless it can be demonstrated that a larger development will not have significant adverse environmental impacts. New small scale rural employment development in rural areas must meet an identified local need and be able to justify a village/rural location, be exceptionally well designed with no undue detriment to village character and setting, landscape character and features of historic importance and will only be considered where there are no suitable available plots or premises within existing nearby employment sites.</p> <p>SLE 2 directs retail development towards the centres through its sequential approach to the allocation. This will help to ensure that countryside locations are used last. The potential impacts of new employment, including tourism related developments as supported by Policy SLE3 Supporting Tourism Growth, will be addressed by policies ESD 16: The Character of the Built and Historic Environment, ESD 13: Local Landscape Protection and Enhancement, ESD11: Cotswolds Area of Outstanding Natural Beauty and the Green Buffers proposed as part of ESD15: Green Boundaries to Growth.</p> <p>In general, policies SLE 1 and SLE 2 promote the reuse of previously developed land and maintaining existing employment sites and therefore may have more potential to support this objective than policies which promote the development of greenfield land.</p> <p>Policy ESD 1 does not support development within the Green Belt.</p>	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Considered alone the policy wording of SLE2 does not directly support this objective, but its supporting text makes it clear that maintaining the quality of the historic cores of Banbury and Bicester is important and that any development must preserve and enhance their character and the historic environment. In combination with the design requirements in policy ESD16 The Character of the Built and Historic Environment this objective is supported.</p> <p>SLE3's support for tourism growth in sustainable locations explicitly requires proposals to be in accordance with other policies in the Plan, which would include policy ESD16.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Policy SLE1 supports this objective by providing sites for employment uses within the Plan Area, thus reducing the amount of out- commuting and the distance residents travel for work. The policy also supports growth to the more sustainable villages and requires justification for employment development in rural areas, because of the potential for increased travel by private car by workers and other environmental impacts.</p> <p>Policy SLE2 supports this objective aiming to achieve town centres which are pleasant to walk around and accessible by public transport. Policy SLE2 will only support proposals which have good access, or can be made to have good access, by public transport and other sustainable modes.</p> <p>The wording of Policy SLE2 has been modified to make a stronger preference for accessible sites that are well connected to the town centre.</p> <p>Out of town retail developments can be dominated by car travel, and SLE 2 requires that retail and other town centre uses should meet a sequential test and the condition that it can genuinely be accessed by public transport, walking and cycling.</p>	
13. To reduce the	+	+	+	Although none of the economic policies explicitly mentions sustainably	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
global, social and environmental impact of consumption of resource by using sustainably produced and local products.				produced and local products, they do support this SA objective through providing and protecting employment land and supporting economic growth within the District. Policy SLE 1 promotes employment development close to residential development in order to reduce travel between homes and jobs. This could also help to reduce travel to access services/products supplied by companies.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	Policy SLE 1 requires developers to make efficient use of existing and underused sites and premises, by increasing the intensity of use on accessible sites and also requires the efficient use of previously-developed land wherever possible. Policy SLE 1 therefore supports the achievement of this SA objective. SLE1 requires employment development to use sustainable construction which should help reduce waste generation.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	Neutral effect. This issue needs to be dealt with on a site by site basis in terms of potential impacts on the water environment. Policy ESD8: Water Resources and Policy ESD3: Sustainable Construction will ensure that new developments are water efficient. The potential effects of the strategic employment sites are examined within the assessment matrices for each site.	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	0	0	0	Neutral effect. Policies ESD1: Mitigating and Adapting to Climate Change, ESD2: Energy Hierarchy, ESD3: Sustainable Construction, ESD4: Decentralised Energy Systems and ESD5: Renewable Energy Proposals will ensure that new employment proposals support this objective.	
17. To ensure high and stable levels of employment so	++	++	++	Policy SLE1 supports this objective by providing and maintaining employment land and diversifying and thereby strengthening the economy. The policy refers to the intention to identify a range of new	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
everyone can benefit from the economic growth of the district.				<p>employment sites in urban areas in Development Plan Documents and refers to strategic employment sites allocated within this Local Plan. The provision of a supply of employment land should help to provide new jobs within the district and reduce unemployment. Policy SLE 2 supports commercial and retail employment in suitable locations subject to the sequential test.</p> <p>Policy SLE 3 also supports the provision and maintenance of jobs within the tourism sector.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>Policy SLE2 supports the improvement of the town centres in the district and village centre of Kidlington, helping them to compete with the retail offer in neighbouring districts. The policy will also support the regeneration of Banbury and Bicester town centres and Kidlington village centre. Policies Banbury 7 and Bicester 5 support the maintenance of the town centre uses within Banbury and Bicester town centres. Policy Kidlington 2 also supports the maintenance of the village centre and the services it provides.</p> <p>Policy SLE1 supports this objective by providing employment land to reduce out-commuting by residents to access jobs in neighbouring areas, such as Oxford. The policy refers to the intention to identify a range of new employment sites in urban areas in Development Plan Documents and refers to strategic employment sites allocated within this Local Plan. The provision of a supply of employment land should help to provide new jobs within the district and reduce unemployment. The supporting text to SLE1 encourages investment in high tech industry, science and research at Bicester and Kidlington thus contributing to innovation and potentially increased skills.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	<p>Policy SLE3 supports this objective by supporting tourism developments, especially new attractions and new hotels and those that can demonstrate direct benefit for the local 'visitor' economy. No strategic sites for tourism development or specific types of developments are identified by the policy and therefore its implementation will rely on</p>	

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				individual proposals coming forward.	

Policy SLE 4: Improved Transport Connections

Note that the appraisal of Policy SLE4 in Table B4 of the 2013 SA Report included the potential SA effects of Policy SLE5 as well. Therefore, in order to be consistent with the 2013 SA, this matrix still includes reference to Policy SLE5, but has only made amendments to the SA findings in relation to the Main Modifications proposed for Policy SLE4.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	N/A. Housing policies address the provision of housing.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	N/A. Any new development will need to comply with the relevant Theme 3 policies which include flood risk and SuDS policies.	
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	Policy SLE4 supports modal shift and sustainable locations for employment and housing growth, which should include walking and cycling which support more active lifestyles.	
4. To reduce poverty and social exclusion.	+	+	+	Policy SLE4 aims to deliver key connections, supports modal shift and supports sustainable locations for employment and housing growth. Reducing the need for people to travel and ensuring sustainable travel choices are available will support this objective by improving accessibility without the need for the provide car. The increase in accessibility should reduce social exclusion through providing a range of transport modes at a range of costs.	
5. To reduce crime	0	0	0	N/A	

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and disorder and the fear of crime.					
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>Improved transport connections and sustainable travel choices which should be delivered by policy SLE4 supports the vitality of communities and accessibility of cultural facilities. Consideration will be given to the implementation of strategic cycle lanes which provide safe routes to schools and town centre locations.</p> <p>Policy SLE5 deals with mitigating the potential effects of the High Speed Rail 2 London to Birmingham rail line and this includes avoiding the severance of communities and protecting communities against noise intrusion. The High Speed Rail 2 London to Birmingham rail line is not proposed by this Local Plan but is a national infrastructure project.</p>	
7. To improve accessibility to all services and facilities.	+	+	+	<p>Policy SLE4 supports this objective by aiming to deliver key connections, modal shift and sustainable transport locations. These measures should all help to improve accessibility to services and facilities. Provision of strategic cycle lanes providing safe routes to schools and town centre locations would support this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	+	+	+	<p>Policy SLE5 expects the implementation of HS2 to adopt sustainable procurement and construction methods.</p> <p>Supporting text to Policy SLE 4 cross references joint working with the County Council, Oxford Airport and Civil Aviation Authority when considering any proposals. The LTP which provides the strategic framework for transport in the County aims to reduce the impact of transport on the environment, which should include the construction phase.</p>	
9. To reduce air pollution including reducing greenhouse	+	+	+	<p>Policy SLE4 should help to reduce per capita greenhouse gas emissions and air pollution by supporting new transport links, modal shift and</p>	

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
gas emissions and ensure the district is ready for its impacts				<p>sustainable locations for employment and housing growth.</p> <p>Policy ESD1: Mitigating and Adapting to Climate Change would help transport proposals supported by SLE4 to address pollution and greenhouse emissions.</p> <p>Policy SLE5 requires the implementation of HS2 to adopt sustainable procurement and construction methods.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	0	0	0	<p>Neutral effect. The biodiversity impacts of transport connections promoted through the LTP will be assessed separately, as a part of the LTP SEA or at the project level. No mention of biodiversity effects, including habitat severance is included in policy SLE5 relating to HS2. As HS2 is not proposed by this Local Plan – the mitigation for environmental impacts will be determined elsewhere - a negative effect is not recorded however, an enhancement measure is identified to improve policy SLE5 which is mitigating for the effects of HS2 on the district.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	0	0	0	<p>The assessment of proposals for transport improvements and connections referred to in SLE4 would need to take into account the environmental impact of the proposals including the impact on the purposes of the green buffer policy, if relevant. This approach would help to protect historic settlements and the openness of the surrounding countryside. Any proposals would also be subject to policy ESD16 to protect the historic environment. However, these are still only likely to minimise the impacts.</p> <p>The landscape and visual impacts of transport connections promoted through the LTP will be assessed separately, as a part of the LTP SEA or at the project level.</p> <p>Policy SLE5 aims to minimise the impacts of the HS2 including noise and visual intrusion.</p>	
12. To reduce road	++	++	++	Policy SLE4 is likely to have a significant positive effect on this objective	

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry				by setting out a number of measures specifically aiming to deliver key connections, modal shift and sustainable transport locations. These measures should help to reduce travel distances and the need for travel by car and lorry. The policy now requires new developments to facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling and states that encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported, and the policy makes specific reference to actions to ensure that the impacts of growth at Bicester and Aylesbury on the A41 are fully addressed and appropriate mitigation considered. The supporting text includes reference to a number of projects to improve connections within the district, including by sustainable methods, and also now refers to financial contributions from new development in Banbury/Bicester to mitigate the transport impacts of development. This is aimed at supporting the delivery of the infrastructure and services needed to facilitate travel by sustainable modes in and around the town, whilst also enabling improvements to be made to the local and strategic road and rail networks. The plan supports expansions to the existing railway stations at Banbury and Bicester and in the villages to provide critical access to the wider rail network.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	0	0	N/A	

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>Policy SLE5 expects the implementation of HS2 to adopt sustainable procurement and construction methods.</p> <p>Policy SLE4 supports the implementation of proposals in the Movement Strategies and the LTP.</p> <p>Supporting text to Policy SLE 4 cross references joint working with the County Council, Oxford Airport and Civil Aviation Authority when considering any proposals.</p>	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	N/A	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>Policy SLE4 supports the improvement of transport connections, requires growth to be in sustainable locations and improve modal shift which should help to reduce fuel use in private vehicles.</p> <p>Policy ESD1: Mitigating and Adapting to Climate Change would help transport proposals supported by SLE4 to address pollution and greenhouse emissions.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>Policy SLE3 and SLE4 support this objective by supporting sustainable locations for employment and housing growth, which should therefore help to improve accessibility to employment.</p>	
18. To sustain and develop economic growth and innovation,	+	+	+	<p>Policies SLE4 and SLE5 both support the economy of the district. Policy SLE4 will help improve journey times, accessibility and modal choice within the district. Policy SLE5 aims to maximise economic and social</p>	

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
an educated/ skilled workforce and support the long term competitiveness of the district.				benefits of the HS2 for the district.	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	Policy SLE4 will help to support this objective by improving transport connections, particularly rail access, to the district, with the potential to bring in tourists to the area. Policy SLE5 aims to minimise adverse effects of HS2 on the economy of the district (including agricultural land holdings) and maximise potential benefits for communities.	

Bicester 1: Northwest Bicester Eco-Town

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	<p>The proposals for the North West Bicester site would contribute up to 6,000 homes (at least 3,293 to be delivered within the Plan period) with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix)</p> <p>The policy requires homes to be constructed to a minimum of Level 5 of the Code for Sustainable Homes, and use low embodied carbon in construction materials. Layout of housing is to achieve Building for Life 12 and Lifetime Homes standards.</p> <p>The policy requires the provision of extra care housing.</p> <p>Overall, Policy Bicester 1 will make a significant contribution to the objectively assessed need.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The River Bure and three un-named tributary watercourses have been identified within the allocated site. The River Bure is the main river due to the flood alleviation function it performs and is represented by EA Flood Zones 2 and 3.³⁴⁶ However, the majority of the allocated site lies in Flood Zone 1 and therefore is at low flood risk.</p> <p>Given the size of the Site, an FRA is needed and a requirement is outlined in the policy.</p> <p>The policy requires a contaminated land assessment to be undertaken to determine the extent of any potential risk with infiltration techniques.</p> <p>Given the policy requirement to provide 40% of the total areas as greenspace there is potential for extensive SuDS.</p> <p>The required Water Cycle Study accompanying the Masterplan will</p>	

³⁴⁶ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				include surface water management to avoid increasing the risk of flooding. Proposals for the site should include a flood risk assessment. Therefore a negligible effect against this objective is identified overall.	
3. To improve the health and well-being of the population & reduce inequalities in health.	++	++	++	<p>The majority of the allocated site lies within Caversfield ward, with a portion also in the Ambrosden and Chesterton ward and the Bicester West ward.</p> <p>Caversfield has an existing deficiency in children’s playspace, tennis courts and allotments. Ambrosden and Chesterton has existing deficiencies in children’s playspace and tennis court provision. Bicester West ward has existing deficiencies in natural/semi-natural and amenity greenspace, children’s playspace, tennis courts and allotment provision.³⁴⁷</p> <p>There is the potential to improve health and well-being of the population. The LSCA identified a medium – high potential to provide both formal and informal recreation within the site as part of a wider scale development involving residential and commercial use.³⁴⁸</p> <p>The policy requires provision of a 7 GP surgery and a dental surgery.</p> <p>The policy requires walking and cycling to be key methods of transport for the development, supporting healthy lifestyles. Proposals need to set out how they would achieve the key standards of Ecotowns PPS and Eco Bicester One Shared Vision. The required transport strategy will cover walking and cycling.</p> <p>The policy requires 40% of the site’s area to comprise green space of which at least half will be publicly accessible and include sport pitches, parks and recreation, allotments and land to allow the local production of food.</p> <p>The policy commits developers to providing sustainable communities in</p>	

³⁴⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³⁴⁸ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>terms of employment, schools and local services including health care.</p> <p>Therefore, overall, a significant positive effect against this objective is recognised.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>Deprivation currently not a major issue within the area.</p> <p>The policy requires the provision of affordable housing and extra care housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires each neighbourhood of approximately 1000 houses to have a community meeting space suitable for a range of community activities including provision for older people and young people will help to reduce social exclusion.</p> <p>There is no way of determining whether the minimum 3000 jobs (within the plan period) outlined in the policy would reduce poverty or social exclusion. The policy requires an economic strategy is to be submitted with proposals to demonstrate how access to work is to be achieved.</p> <p>Therefore, overall, a minor positive effect is identified for this objective.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The whole site area is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the policy requires proposals to comply with Policy ESD 16: The Character of the Built and Historic Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell	?	?	?	<p>The development of the allocated site as an eco-town would provide new mixed uses and a range of housing tenures. As a strategic housing site, the policy requires a minimum of 45 self-contained extra care dwellings to be provided. The policy provides opportunity for self-build affordable housing and the layout to achieve Building for Life 12 and Lifetime Homes standards.</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the eco-town, in particular in</p>

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
community				<p>The policy requires the provision of local centre hubs to provide community facilities such as places of worship, support for cultural activities including the arts and also public art within the development and facilities for older people and young people, providing each neighbourhood of approximately 1000 houses with community meeting space suitable for a range of activities, including provision for older people and young people.</p> <p>Enhancing the townscape and public realm is uncertain, dependent on design but a development up to 6,000 units in greenfield is likely to have an impact.</p> <p>Development would result in increased traffic and noise compared to the current situation. In addition, a railway line bisects the allocated site, which may represent a source of noise impact. It is uncertain at this stage whether it will improve the satisfaction of people with their neighbourhoods as places to live.</p>	relation to the railway line (such as positioning private gardens away from railway lines) or planting vegetation along strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The allocated site is located on the edge of Bicester at some distance from the town centre. However, the mixed use development and centre hubs proposed in the policy will provide for a mix of uses including retail, employment, community and residential provision. The policy requires education, health care, community and indoor sports facilities in local centres and opportunities for co-location are welcomed. Following eco-town principles, the policy requires good provision of footpaths and cyclepaths, and bus stops should help make services and facilities accessible.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials	--	--	--	<p>The site is essentially greenfield land in agricultural use with some isolated farm buildings and a railway line so it does not perform well in regard to the reuse of PDL because it is such a large site. However, it is recognised that a development of this magnitude may not be able to be situated in a suitable area of brownfield land. The re-use of soils is sought by policy ESD10, but is not a requirement for development proposals.</p>	

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
from buildings, and encouraging urban renaissance.				<p>The policy requires dwellings to be constructed to a minimum Code for Sustainable Homes Level 5, and non-residential buildings to be BREEAM 'Very Good' with the capability of achieving BREEAM 'Excellent' and therefore promotes sustainable design and construction practices and use of recycled building materials and the use of low embodied carbon in construction materials.</p> <p>Although the policy requires assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 3 soils.</p> <p>The policy requires the retention and respect for important existing buildings and heritage assets.</p> <p>Overall, a significant negative effect is acknowledged for this objective.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	++	++	++	<p>As an Eco-town, the policy requires a Transport Assessment and Travel Plan. The layout must make provision for and prioritise non-car modes and encourage a model shift from car use to other forms of travel.</p> <p>The policy requires at least 50% of journeys made from the site will be expected to be by means other than the car.</p> <p>NPPF requires Plans to protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Developments should give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.</p> <p>As an Eco-town, the policy requires the proposal to mitigate climate change, with an onus on renewable energy and zero carbon. Design standards require the use of low embodied carbon in construction materials.</p> <p>Overall, as an Eco-town, a significant positive effect is recognised for this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are areas of BAP priority habitat located on either side of the railway line and some further isolated patches of BAP priority habitat in the northern and southern areas of the allocated site. Significant residential development in close proximity to protected habitats could</p>	

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>increase the potential for direct and indirect recreational impacts within the vicinity of the site. The policy does require habitat creation to achieve linkages with existing BAP habitats.</p> <p>Whilst this landscape possesses some ecological and wildlife value, the potential diversity is limited with medium – low sensitivity.³⁴⁹ This is due to the ‘mosaic’ of habitats across the site, the presence of badgers and the potential presence of bats, great crested newts and common lizard; the latter being a BAP priority species within Oxfordshire.</p> <p>The policy requires biodiversity projects to be developed as part of the Masterplanning process and proposals must provide a biodiversity strategy and demonstrate a net gain in biodiversity including the creation of a local nature reserve. The policy requires a Landscape and Habitats Management Plan.</p> <p>NPPF requires the planning system to minimise impacts on biodiversity, provide net gains where possible and contribute to halting the decline in biodiversity.</p> <p>There are some small areas of BAP habitat and some notable species on the Site. The policy requires new and improved linkages between these BAP priority habitats.</p> <p>It is considered that the areas of greater biodiversity interest may be able to be accommodated within the eco-town development and linkages improved, resulting in a minor positive effect against this objective overall.</p>	
11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic	+	+	+	<p>The site is located within Natural England National Character Area 107: Cotswolds. At county level, the site is identified as being in the Wooded Estatelands Landscape Type. At a local level, the site is identified as being located within the Oxfordshire Estate Farmlands character area.³⁵⁰</p> <p>The landscape sensitivity has been assessed as medium sensitivity and the visual sensitivity has been assessed as medium–low sensitivity.</p>	

³⁴⁹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

³⁵⁰ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
environment.				<p>There is a medium to high capacity for residential and employment uses within a mixed-use development in keeping with the adjacent residential area to the south east and not significantly altering the overall landscape character of the wider area.³⁵¹</p> <p>There are two (Grade II) listed buildings on the site, at Home Farm and Himley Farm.³⁵² The Grade I listed Church of St Peter and the Grade II* listed Church of St Lawrence are both located to the north of the site. Significant development within the large site could have an impact on the setting of these important historic buildings. It is also important to consider impacts (positive and negative), upon the wider area including the historic town centre and other significant heritage assets such as RAF Bicester.</p> <p>This historic town of Bucknell lies to the north west of this site. Green Buffer 8: Bucknell is proposed between the northern edge of this site and Bucknell, extending from the Chiltern Mainline railway to the west to the B4100 to the east. Green Buffer 8 helps protecting the setting of the village, its approaches and historic features.³⁵³</p> <p>The policy requires proposals to comply with Policy ESD16, maintaining visual separation between outlying settlements and the Bicester, reinforcing connections with the outlying landscape and increase opportunities for recreation within the open countryside. It also requires a comprehensive Masterplan for the whole area to be approved by CDC prior to planning permission being granted. The policy requires consideration to be given to maintaining visual separation with outlying settlements, and connections with the wider landscape to be reinforced. Development proposals should be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p>	

³⁵¹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

³⁵² English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

³⁵³ Final draft Bicester Green Buffer Report Evidence Base, 2013

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				The overall assessment is that a minor positive effect is anticipated.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Development of this greenfield site would result in increased traffic. However, it is anticipated that an Eco-town would introduce a high level of self-containment and sustainable transport measures, designed to reduce car use under its Eco-town principles.</p> <p>The policy requires travel plans to be undertaken for the Site and homes to be within a 10 minute walk of frequent public transport and neighbourhood services. Access to and through the Eco-town should give priority to walking, cycling and public transport modes.</p> <p>The policy requires the design of the Eco-town to enable at least 50% of trips originating from the site to be made by modes other than the car, resulting in a minor positive effect overall.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	++	++	++	<p>The policy requires zero carbon development, the use of low embodied carbon, locally sourced in construction materials, Code for Sustainable Homes level 5 and BREEAM 'Very Good' to 'Excellent'.</p> <p>The policy requires real time energy monitoring systems. Consideration should also be given to smart energy management systems. Water neutral development is sought in the policy. Development proposals will demonstrate how these requirements will be met. The policy requires development to be in compliance with policy ESD3: Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use).</p> <p>The policy requires provision of allotments helping home food production, resulting in a significant positive effect overall.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	++	++	++	<p>The policy requires the site to be developed by Eco-town PPS Standards with sustainable waste and resources covering both domestic and non-domestic waste.</p> <p>The policy requires waste infrastructure for 1 accessible bring site per 1,000 population to help reduce waste and a waste strategy. Provision for sustainable management of waste both during construction and in occupation shall be provided, which should reduce the generation of</p>	

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>waste, and help to increase recycling.</p> <p>The policy requires Code for Sustainable Homes Level 5 sustainable waste management and a reduction in waste arisings per capita.</p> <p>Therefore, a significant positive effect is recognised.</p>	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	+	+	+	<p>The Town Brook, to the east of the Site is currently classified as 'At Risk' by the EA. The current ecological quality is assessed as being 'moderate' and is predicted to be so in 2015 also.</p> <p>Underlying aquifer is predicted to be good for quantitative quality but poor for chemical quality.</p> <p>The policy for Northwest Bicester requires water efficiency measures to improving water quality in the locality.</p> <p>Utilities and infrastructure shall allow water neutrality on the site. The policy requires a Water Cycle Study covering water efficiency and demand management, protection and improvement of water quality, WFD compliance, surface water management to avoid flood risk will support the achievement of this objective, resulting in a minor positive effect against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	++	++	++	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The allocated site is large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. Although, at this stage, the type of renewable energy is unknown subject to the recommendations of an Energy Strategy and viability studies.</p> <p>The policy requires homes to have real time energy monitoring systems, with the potential to help reduce consumption. Furthermore, the policy requires proposals to consider smart energy management systems which would contribute to increased efficiency.</p>	

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, overall, it is likely that the site would have a significant positive effect against this objective.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is large scale (over 50 ha) and therefore would be able to accommodate approximately 10 ha of commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. The policy outlines the site's potential to provide at least 3,000 jobs within the plan period. Policy requires economic strategy, details of which should remove uncertainty from the impact assessment. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Therefore, significant positive effects are identified overall.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large scale (over 50 ha) and therefore would be able to accommodate approximately 10 ha of commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>The policy outlines the site's potential to provide at least 3,000 jobs within the plan period. Policy requires economic strategy, details of which should remove uncertainty from the impact assessment and generating significant positive effects overall.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	Northwest Bicester is the UK's first Eco-town and has the potential to attract visitors with interest in green industries and sustainable development. The Eco Bicester Demonstration Building (EBDB) at Garth Park has attracted over 3,000 visitors (on average 200 per month), making it one of the leading visitor attractions in Bicester. ³⁵⁴	

³⁵⁴ Demonstration Building Progress Report", Cherwell District Council, 30 May 2013.

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				The policy requires the development to seek to include visitor attractions at the development. Therefore, a minor positive effect is recognised for this objective overall.	

Bicester 2 – Graven Hill

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The site has capacity to contribute 2,100 homes, with 30% as affordable. The policy also makes provision for extra care housing and the opportunity for self-build housing. This would make a significant contribution to the objectively assessed need.	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site is located within flood zone 1. Approximately five small ordinary watercourses, which provide drainage for the agricultural land, run through the north western area of the site which could present a flood risk if their channel capacities were exceeded.³⁵⁵</p> <p>The policy requires the adoption of a surface water management framework to reduce run off to greenfield rates, and requires the consideration of the requirements in the Council’s SFRA including the use of SuDS in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS). It also requires development to take account of flood compensation works within the site.</p> <p>Overall, this objective is likely to have a negligible effect on this objective.</p>	

³⁵⁵ URS (September 2012) *Cherwell District Council Level 2 SFRA prepared for: Cherwell District Council*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The majority of the site lies within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision.³⁵⁶</p> <p>The LSCA conducted for the site recognises the site’s medium capacity for informal recreational uses and medium to low capacity for formal recreation.³⁵⁷ The area to the north of the site is described as having low capacity for recreation.³⁵⁸</p> <p>The policy includes for the provision of health care services on the site, as well as extra care housing. It also provides for the provision of public open space and management of recreational access to Graven Hill woodland to promote recreational tourism and health benefits.</p> <p>The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p> <p>Therefore there is the potential to improve health and well-being of the population via this policy. Overall, a minor positive effect is anticipated.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>This is a large site capable of contributing to housing needs and employment in the District. The site is not in or adjacent to an area of deprivation. However, job creation through the significant employment provision is proposed. New housing will also be provided. The policy encourages the community self-build affordable housing scheme which could provide local unemployed people with transferrable building skills. Although the achievement of this objective will depend on implementation, a minor positive is identified.</p>	
5. To reduce crime and disorder and the	+	+	+	<p>The site is partially comprised of previously developed land, used by the Ministry of Defence, with some warehouses and office space; however, it</p>	

³⁵⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³⁵⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁵⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
fear of crime.				<p>is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline.</p> <p>The policy promotes development that with a high degree of integration and connectivity between new and existing communities. There are no specific measures included for reducing crime and the fear of crime. However, policy ESD 16: The Character of the Built and Historic Environment requires development proposals to achieve Secured by Design accreditation and a minor positive effect is identified.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>Minor negative effects are identified as the A41 on the north east boundary and railway line on the north west boundary could represent significant noise sources. In addition, the development of the site is likely to result in increased traffic and noise. Mitigation measures may not be able to fully alleviate the noise issues.</p> <p>The site consists of mainly previously developed land. Its redevelopment could improve the integration of the site with Bicester and provide services and facilities in association with residential and employment. However, the effect would depend on the detail of the proposals.</p> <p>Final draft Landscape capacity and sensitivity assessment (LSCA, 2013) considers the site to have a medium capacity for residential, employment, recreational and woodland uses subject to the site being released by the MoD. Policy requires that the development respects landscape setting of the site and provides significant green infrastructure. The development could therefore be an improvement to the existing MoD site. The policy requires the provision of public art.</p>	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies approximately 1.3 km south of Bicester town centre. It lies some 500m south of an area of existing residential development and approximately 1 km south of an existing school and 1km south of a railway station.</p> <p>Development of the site would improve its accessibility to existing services and facilities and the policy proposes public open space to form a well-connected network of green areas and increase links beyond the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				development site and the local centre is to include retail, health care services and community facilities. The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities. Therefore, the site could potentially contribute significantly positively to the achievement of this objective.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	The site is identified as Grade 4 (poor) agricultural land, and as a former MOD site it is mainly (two thirds) comprised of previously developed land. There are also warehouse buildings with some office space located on the site. ³⁵⁹ The policy requires the remediation of contaminated land and the recycling and potential reuse of demolition materials where possible.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located approximately 1.3km south of Bicester town centre and some 1km from a railway station. There is also potential to use the rail infrastructure in and near the site. The existing MoD railway could be retained for employment site dependent on type of employment proposed and proximity of sensitive receptors.</p> <p>Walkable neighbourhoods to be provided on site. Pedestrian and cycling crossings required across A41 as well as transport connectivity across the site.</p> <p>The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p> <p>The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities.</p>	

³⁵⁹ Defence Infrastructure Organisation/Amec, *Redevelopment of MOD Bicester Environmental Statement Volume 1: NTS*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Exemplary compliance with sustainable construction standards for Bicester is required, in order to demonstrate climate change mitigation and adaptation measures.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>The Graven Hill Local Wildlife Site is located on the site and contains Ancient Woodland (a UK BAP habitat) as well as the following valuable habitats and species: broad-leaved woodland, ponds, hedgerows, badger, bat species, polecat, dormouse, great crested newt, common lizard, grass snake, breeding birds, invertebrate species and common spotted orchid. Without adequate mitigation, development of the site could result in the degradation of the Local Wildlife Site present. Great Crested Newts have been found on the site and their terrestrial and aquatic habitats are likely to be lost. Reptiles have also been found on site. Records of several bat species have been made on site, and evidence of roosts on site, and dormouse as well as notable species of invertebrates³⁶⁰. Outside of the LWS and within the proposed development area there are UK Biodiversity Action Plan Habitats, including: Broadleaved woodland, Dense/continuous scrub, Coniferous woodland³⁶¹,</p> <p>Bicester Wetland Reserve Local Wildlife Site is located adjacent to the western site boundary, on the west side of the railway line.³⁶²</p> <p>The ecological sensitivity of site BI201 to redevelopment is considered to be medium/low³⁶³ and the more recent addendum to the LSCA identifies the land to the north of Site BI201 within sites BI211 and BI223 as being of low ecological sensitivity.³⁶⁴</p> <p>The site, including the Ancient Woodland (used for cross country running³⁶⁵), has already been used by the MOD and so there is already a</p>	Mitigation: Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted.

³⁶⁰ Defence Infrastructure Organisation/Amec 'Redevelopment of MOD Bicester Environmental Statement Volume 1: Non-technical Summary' (BIC/OPA/DOC/08) September 2011.

³⁶¹ Oxfordshire County Council (Ecology), Consultation Response to the Local Plan Proposed Submission August 2012, (29th August 2012 to 10th October 2012).

³⁶² Thames Valley Environmental Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

³⁶³ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁶⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁶⁵ Defence Infrastructure Organisation/Amec 'Redevelopment of MOD Bicester Environmental Statement Volume 1: Non-technical Summary' (BIC/OPA/DOC/08) September 2011.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				certain level of disturbance occurring to the woodland and legally protected species. The policy promotes development which respects the need for wildlife corridors ('green fingers') which will reach beyond the development boundary to the woodland and open areas of Graven Hill. A network of greenspace is to be provided on the site, and this should include the most biodiverse areas of the site, and the policy promotes the appropriate treatment of protected habitats and species on site and the creation and management of new habitats to achieve an overall net gain in biodiversity and the sensitive management of recreational access to Graven Hill woodland.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Areas: Upper Thames Clay Ales and Cotswolds. At a county level, OWLS identifies the site as being primarily in the Wooded Hills Landscape Type with isolated areas within the Alluvial Lowland and Clay Vale Landscape Types.³⁶⁶</p> <p>The September 2013 LSCA states that site BI201's combined landscape sensitivity is considered to be medium – low, while the combined visual sensitivity of the site is medium – high for the majority of the site.³⁶⁷</p> <p>The site is considered to have a medium potential to accommodate residential development on the lower slopes of the hill whilst maintaining the visual separation with Graven Hill Wood. It is considered that the location of residential development would be more appropriate on the northern facing slopes of Graven Hill as this would maintain a visual connection with Bicester itself. There is medium potential for light industry employment located within the southern areas of the site where large areas of storage/hard standing and industrial type units currently exist.</p> <p>The most recent addendum to the LSCA described the land to the north of BI201 (Site BI211 and BI223) as being of a low visual sensitivity with</p>	

³⁶⁶ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁶⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>medium to high capacities for residential and employment development.³⁶⁸</p> <p>There are no listed buildings on the site. Off-site, there are two scheduled monuments near to Graven Hill; Alchester Roman Town and Wretchwick deserted medieval settlement. There are two national monument records on the site, near the summit of Graven Hill.³⁶⁹</p> <p>The Final Draft Bicester Green Buffer Report 2013 proposes Green Buffer 4: Ambrosden. This extends between this site and Ambrosden village. The report indicates that the purposes of the green buffer are to prevent coalescence and maintain a gap between Ambrosden and the future edge of Bicester, maintain the separate identity and rural setting of the village, and protect the approach to the village from the north. Historical value of military buildings being assessed by EH. Initial findings are that only 2 groups of buildings are being considered for Statutory listing. The landscape character of the wider area is open, particularly in views from the west and, within the site, there is an open campus character of pavilion buildings set within grassed areas with occasional trees dotted around, some avenue planting and some screening along the western boundary.</p> <p>Policy requires appropriate treatment of on-site and offsite heritage assets, including its archaeological interest, and their settings mentioning listed buildings, archaeological interest of area, heritage significance of MOD site. Policy requires mitigation of visual effects of employment buildings and protection of the character, appearance and setting of Langford Park Farm. Development proposals are to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>The policy requires that the local landmark of Graven Hill can be opened up for public access, with access to the woodland being sensitively</p>	

³⁶⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁶⁹ English Heritage website: <http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=graven%20hill&search=ALL&sort=4&recordsperpage=10>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				managed. A minor positive is identified.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Although any development on the site would be likely to increase traffic volumes, the site is located in close physical proximity to Bicester (1.3 km south of Bicester town centre and some 1 km from a railway station) and to the A41. The policy aims to maximise the transport connectivity in and around the site, as well as possibly providing a peripheral road and ensuring that the site will function as a relief road for Bicester, enabling through traffic to bypass the Tesco/Bicester Village roundabout.</p> <p>The environmental impact of a relief road will part of an assessment of potential routes and/or any other transport measures proposed by the Highways Authority to support the provision of this site and overall growth at Bicester. Traffic impacts on A41 and other roads from the development will need to be assessed in determining a planning application Use of rail tracks on site to serve the commercial elements of the development Walkable neighbourhoods to be provided on site. Policy requires enhancing green modal accessibility to be provided. Pedestrian and cycling crossings required across A41 as well as transport connectivity across the site. The policy requires engineered pedestrian and cyclist connectivity to the A41 underpass to facilitate potential routes to the town centre.</p> <p>The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities. The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced	+	+	+	The development will need to be in compliance with policy ESD3: Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). The policy requires provision of allotments thus helping home food production.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and local products.					
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	No provision is made in the policy for sustainable waste management however, this is covered by Policy ESD3. Policy ESD3: Sustainable Construction (as proposed to be modified by MM 57) requires all new residential development to incorporate sustainable design and construction technology to achieve zero carbon development, as well as reducing waste and pollution and making adequate provision for the recycling of waste. This will encourage sustainable waste management and a reduction in waste arisings per capita.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	+	+	+	<p>Approximately five small watercourse tributaries of Langford Brook run through the north western region of the site.</p> <p>No reference is made to sustainable water management within the new development. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the 'highly vulnerable' aquifer from development.(Level 2 SFRA Addendum, September 2012).</p> <p>The policy requires the adoption of a surface water management framework, includes recommendations from the Level 2 Strategic FRA and Level 2 SFRA Addendum September 2012, and cross-references SuDS Policy ESD7.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	The development will need to be in compliance with policy ESD4 and Policy ESD5 and provide a feasibility assessment for District Heating or Combined Heat and Power and a feasibility assessment of the potential for significant renewable energy provision.	
17. To ensure high and stable levels of employment so	++	++	++	The site will include 26 ha of employment land, comprising town centre and commercial uses, which will provide approximately 2,000 jobs and will help promote accessible employment opportunities.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
everyone can benefit from the economic growth of the district.					
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	Employment to be provided on site. Approximately 2,000 jobs to be provided on site.	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	Potentially some local tourism through enhanced access to the woodland. Potential heritage interest from retaining MoD buildings or infrastructure.	

Bicester 10 – Bicester Gateway

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1 Businesses uses and high tech industries.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The eastern part of the full extension site is in Flood Zones 2 & 3 but this should be acceptable given its proposed non-sensitive uses. There is also a watercourse which runs through the west edge of the site which may present a flood risk.³⁷⁰ However, no historical incidents of surface water flooding have been reported in this area.³⁷¹</p> <p>Under the NPPF, B1 Business use development is classified as 'less vulnerable' and is considered appropriate in Flood Zones 1 and 2, and 3a.</p> <p>The policy requires the provision of blue corridors on the eastern parts of the site to provide open space near water courses. The policy also requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically infiltration SuDS techniques and combined infiltration and attenuation techniques, taking account of the Councils Strategic Flood Risk Assessment.</p> <p>The policy also requires that buildings, where possible, are located away from areas of high risk flooding but where necessary the areas should be made safe without increasing flood risk.</p> <p>Therefore, overall, the site is likely to have a negligible effect against this objective.</p>	

³⁷⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

³⁷¹ URS (August 2014) *Level 2 SFRA Second Addendum*

<p>3. To improve the health and well-being of the population & reduce inequalities in health.</p>	+	+	+	<p>The site lies within Ambrosden and Chesterton ward Ambrosden and Chesterton has existing deficiencies in children’s play space and tennis court provision³⁷². However, children’s play scape is unlikely to be provided as part of a non-residential scheme.</p> <p>The site is not appropriate for recreational development as it is currently relatively inaccessible to residential areas in the surrounding context and development would not merge with the surrounding landscape context. There is a Low capacity for formal and informal recreational development.</p> <p>The site lies approximately 1.5km south of Bicester town centre, and 1km south of Bicester Village.</p> <p>The policy requires the provision of blue corridors within the flood plain on the eastern parts of the site for informal recreation and ecological benefit in order to enhance the green infrastructure network at Bicester.</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside. However, National Cycle Route 51 runs adjacent along the western boundary of the site, which could have the potential to improve health and well-being by promoting the cycle route to the site.</p> <p>Overall, the policy is likely to have a minor positive effect against this objective.</p>	<p>Enhancement: development should include recreational routes connecting the site to the cycle network.</p>
<p>4. To reduce poverty and social exclusion.</p>	?	?	?	<p>There is good potential to accommodate commercial or light industry within the site, whilst capacity for residential uses is low.³⁷³ Therefore, the site has the potential to provide new employment opportunities which will help to reduce poverty and social exclusion in the District, particularly as the policy states that approximately 3,500 jobs will be created.</p> <p>The policy requires the provision for safe pedestrian access from the A41 including facilitating the provision of new footpaths and cycleways that link with existing networks to maximise walking and cycling links between the site and adjoining development sites. The policy also requires the accommodation of bus stops to link the development to the wider town.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will</p>	

³⁷² Cherwell District Council (July 2008) Green Spaces Strategy Background Document

³⁷³ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

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				have a positive effect on reducing poverty and social exclusion.	
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>The A41 is located close to the western boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p>	Mitigation: Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site is located approximately 1.5km from Bicester town centre and 1km from Bicester Village, and some 200 metres from South West Bicester Phase 1 (residential development plus services and facilities) which is currently under construction. It is some 500 metres from Bicester 4 – Bicester Business Park which has planning permission for offices and a hotel.</p> <p>The site is currently accessible by means of National Cycle Route 51.</p> <p>The policy requires the provision for safe pedestrian access from the A41 including facilitating the provision of new footpaths and cycleways that link with existing networks to maximise walking and cycling links between the site and adjoining development sites, and potential links could be created to Bicester town centre, Bicester Villages and Wyevale Garden Centre. The policy also requires the accommodation of bus stops to link</p>	Mitigation: Include provision of amenity services such as food shops and on site.

				<p>the development to the wider town.</p> <p>While development of the site would improve its accessibility to existing services and facilities, no facilities or services are planned for the site. Therefore, only a minor positive effect is acknowledged overall against this objective.</p>	
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	--	--	--	<p>The site is greenfield land and predominantly occupied by open grassland and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, while the policy requires an assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 4 soils.</p> <p>Therefore, overall, a significant negative effect is identified.</p>	
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	+	+	+	<p>The site is located within 1.5-2 km of Bicester town centre. There is no Air Quality Management Area in Bicester. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, to create a linked network of cycle and footways to provide a high degree of integration and connectivity between new and existing development, and the accommodation of bus stops to link the development to the wider town.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
<p>10. To conserve and enhance and create resources for the district's biodiversity</p>	-	-	-	<p>The southern half of the site is a District Wildlife Site (Promised Land Farm Meadows). The eastern boundary is also within 200m of Bicester Wetland Reserve. The site potentially services as a resource for the Bicester Wetland Reserve. Due to the associations with surrounding</p>	

				<p>designations and the District Wildlife Site within the site area, the site is valued as medium to low sensitivity.³⁷⁴</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity. However, the policy requires the flood plain in the eastern parts of the site to be used for informal recreational and ecological benefit in order to enhance Bicester’s green infrastructure network.</p> <p>The policy also requires adequate investigation of the protection of and management of priority and protected habitats and species on site given the ecological value of the site, with biodiversity preserved and enhanced. Ecological surveys should also be undertaken, investigating the cumulative impacts of development at this site and at other sites on the Local and District Wildlife Sites in the vicinity.</p> <p>Overall a minor negative effect is expected.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment.</p>	-	-	-	<p>The site is located within Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³⁷⁵</p> <p>The landscape sensitivity of the site is assessed as being medium, and the visual sensitivity is assessed as being medium to low.³⁷⁶</p> <p>The site has a Low capacity for residential development. However, there is a good potential to accommodate commercial or light industry with limited impact upon the surrounding area. The capacity of the site for employment development is high.³⁷⁷</p> <p>The southern boundary of the site is adjacent to the Alchester Roman Site which is a Scheduled Ancient Monument. The sensitivity of cultural factors in this area is considered to be Medium to High.</p> <p>The policy requires conservation and enhancement of the setting of</p>	

³⁷⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁶ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁷ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

				<p>Alchester Roman Town Scheduled Ancient Monument and the setting out of opportunities to better reveal its significance. The policy also requires provision for a staged programme of archaeological work in liaison with statutory consultees, given the archaeological potential close to the site. It also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Therefore, overall, a minor negative effect is expected for this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located some 1.5 - 2 km from Bicester town centre. It is close to the A41 and the National Cycle Route 51 is located along the western site boundary. It is likely that traffic generated would be accommodated by the local road network. The site is located next to existing commercial and employment development and in close proximity to residential development services and facilities under construction at South West Bicester Phase 1. This could potentially reduce travelling distances and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, to create a linked network of cycle and footways to provide a high degree of integration and connectivity between new and existing development, and the accommodation of bus stops to link the development to the wider town. The policy also specifically requires provision for safe pedestrian and cyclist access from the A41, resulting in a minor positive effect against this objective overall.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p>	
15. To maintain and	0	0	0	<p>There is a watercourse just beyond the site to the east.</p>	

<p>improve the water quality of the district's rivers and to achieve sustainable water resources management</p>				<p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, infiltration SuDS techniques and combined infiltration and attenuation techniques, taking account of the Councils Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to maintain run off at greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
<p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p>	+	+	+	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p>	++	++	++	<p>The site is recognised as having a medium to high capacity for employment development. The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1 Businesses uses and high tech industries, resulting in approximately 3,500 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the</p>	++	++	++	<p>The site is proposed for commercial and industrial development to create around 3,500 jobs. This will generate long term employment and training opportunities in the area.</p>	

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district.					
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, there is some potential to enhance the cycle network and the heritage interest of the site, which may promote the location for visitors. However, there are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective.	

Bicester 11 –North East Bicester Business Park

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The site has been proposed for employment uses and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>There are no surface watercourses located on the site. A small ordinary watercourse runs along the north eastern boundary and, Langford Brook, an upstream reach of the River Ray, lies in close proximity to the eastern boundary of the site. These could potentially present a flood risk. The EA’s uFMfSW map illustrates that an area covering around 5% of site BI11, in the southern corner, is at a high risk of flooding.</p> <p>The site is located within Flood Zone 1. EA Flood Zones 2 and 3 for Langford Brook cover much of the area to the south east outside the site boundary.</p> <p>The policy requires a Flood Risk Assessment to be undertaken and the use of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), specifically attenuation techniques due to the underlying geological composition and groundwater vulnerability, taking account of the recommendations of the Council's Strategic Flood Risk Assessment.</p> <p>Overall, a negligible effect is anticipated.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Launton Ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s play space and allotment provision.³⁷⁸</p> <p>A public footpath is located on the south eastern site boundary, and a network of paths is located to the north of the site.</p> <p>The site could be developed for formal recreation (medium capacity) in the form of sports pitches etc., as minimal grading works would be required. The implementation of high level flood lighting would not be appropriate as this would impinge upon the adjacent Conservation Area. Informal recreation could be enhanced within the area in the form of interconnecting footpaths with the surrounding areas although there is a limited and low potential for this.³⁷⁹ Therefore, there is the potential improve health and well-being of the population. However, the site is proposed for employment uses.</p> <p>The policy requires the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, to Launton Road and to services and facilities in Bicester’s wider urban area, and also the provision of structured open spaces. This may support the health and well-being of the population. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester’s urban area to the wider Public Rights of Way network.</p> <p>Overall a minor positive effect is expected for this objective.</p>	
4. To reduce poverty and social exclusion.	?	?	?	<p>The development proposed for the site will create approximately 1,000 jobs. The provision of jobs and the investment in the Bicester economy that this site should achieve, supports improving social exclusion by providing employment on this site and by supporting businesses</p>	

³⁷⁸ Cherwell District Council (2008) *Greenspace Strategy Background Document*.

³⁷⁹ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>elsewhere in the town. This will also support reductions in poverty. The ability to achieve this is supported by the sites high capacity for employment development.</p> <p>The policy requires the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, and also the provision of structured open spaces. The policy also requires layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. Accessibility to public transport services should also be provided. This all supports reductions in social exclusion.</p> <p>However, without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p>	
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation; and layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Overall a negligible effect is expected.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community.	-	-	-	<p>The A4421 forms the south western boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. The site is also located in close proximity to the airfield with may result in noise impacts. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to</p>	<p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact. For example, including more planting of vegetation along site boundaries</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p>	and strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities.	+	+	+	<p>The site is located approximately 2 km north west of Bicester town centre and in close proximity to existing employment and services in the north east area of Bicester. Development of the site would improve its accessibility to existing services and facilities. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> <p>The policy promotes a high degree of integration and connectivity between new and existing development, and also requires connection with the existing footpath/cycle links around the site. These measures are likely to improve accessibility and decrease the need to travel.</p> <p>While development of the site would improve its accessibility to existing services and facilities, the site is only proposed for employment land uses, limiting the need for new school, health and leisure facilities within the site. Therefore, only a minor positive effect is acknowledged overall against this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site is greenfield land and predominantly occupied by open grassland and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, while the policy requires an assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 4 soils.</p> <p>Overall, a significant negative effect is identified.</p>	
9. To reduce air pollution including	+	+	+	<p>The site is located within 2 km of Bicester town centre. It is adjacent to the north eastern boundary of Bicester and in close proximity to existing</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
reducing greenhouse gas emissions and ensure the district is ready for its impacts.				<p>employment, services and facilities in this part of the town.</p> <p>There is currently no designated Air Quality Management Area in Bicester. There is potential for good connectivity and use of sustainable transport modes given the site’s location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route, which would limit the need to travel.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, and the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links, and the provision of adequate cycle parking and access by other means that car. The policy also requires good accessibility to public transport services.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
10. To conserve and enhance and create resources for the district’s biodiversity	+	+	+	<p>The mature overgrown hedgerows on the field boundaries and small area of woodland located adjacent to the A4421 do provide some diversity although this is limited. A stream is located along the east boundary. Residential development is ongoing adjacent to the roundabout in the south of the area. The sensitivity of the natural factors of the site is low.³⁸⁰</p> <p>There are no designations on the site and the site area is relatively absent of vegetation diversity due to the agricultural land use. Bicester Airfield Local Wildlife Site and Stratton Audley Quarry Local Wildlife Site (Containing the Stratton Audely SSSI) are located immediately north west of the site and Gavray Drive Meadows Local Wildlife Site is located to the southern boundary of the site.</p> <p>Much of the north west area of the site is screened by hedgerows on the northern boundaries and partial screening along the A4421.</p> <p>The site is greenfield; therefore any development on the site could have</p>	

³⁸⁰ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>a negative impact on biodiversity. However, the policy requires ecological surveys to be undertaken to identify habitats and species of value and any mitigation measures required. Features of value should be preserved, retained and enhanced and the proposals should result in a net gain in biodiversity. The policy also requires development that respects that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Bicester.</p> <p>Therefore, overall, a minor positive effect is identified for this objective.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment.</p>	-	-	-	<p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³⁸¹</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a high potential to accommodate residential development without large scale loss of landscape features. The site has a medium capacity for employment development.³⁸²</p> <p>With regards to promoting the accessibility of the countryside, the public footpath crossing the site may be required to be diverted and development will result in an increased visual impact on users of the footpath running along the eastern boundary of the site. However, the policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester’s urban area to the wider Public Rights of Way network.</p> <p>The site adjoins the RAF Bicester Conservation Area and adjoins the boundary of a Scheduled Ancient Monument (the bomb stores). Built development may adversely impact upon the openness of the surrounding area of the flying field, which is of crucial importance to</p>	

³⁸¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁸² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the Conservation Area. However, the policy does require development to conserve or enhance the setting of the RAF Bicester Conservation Area and adjoining Scheduled Ancient Monument as well as the preparation of an archaeological and cultural heritage assessment to inform development proposals. The overall cultural sensitivity of the site is considered to be medium-low.</p> <p>The policy requires that development of the site should protect the amenity of the footpath network and achieve connection with the existing footpath and cycle network. In addition, the policy also promotes development that respects the landscape setting, visual impact with regards to the neighbouring RAF Bicester site, the need for wildlife corridors and promotes a green infrastructure network. Development proposals must be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Overall a minor negative effect is expected.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The south western boundary of the site runs along the A4421, the site is also located close to areas of residential and other uses although promotion of public transport is required. It is likely that any increase in traffic would be accommodated by the local road network.</p> <p>The site’s location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy requires a detailed Transport Assessment to be undertaken and a Travel Plan to be produced focussing on maximising access to the site by means other than the car and provision of adequate cycle parking. It also requires that development of the site should achieve connection with the existing footpath and cycle network.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
sustainably produced and local products.				overall.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>There are no watercourses on site.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires exemplary demonstration of climate change mitigation and adaptation measures including SuDS. The policy also explicitly requires compliance with policies ESD1-5 which will ensure the development addresses water efficiency. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the watercourse from development. The policy also requires the adoption of a surface water management framework to maintain run off at greenfield rates.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	The site is recognised as having a medium capacity for employment development. The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1, B2 and B8 use B, resulting in approximately 1,000 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	The site is proposed for employment use which will generate long term employment and training opportunities in the area.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre, adjacent to an industrial area. However, there is some potential to enhance the public footpath and cycle network, which may promote the location for visitors. Overall, the effects on this objective are expected to be negligible.	

Bicester 12 – South East Bicester

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	<p>The proposals for the site would contribute a new neighbourhood, including a significant number of houses and associated facilities and infrastructure. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a significant positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	0	0	0	<p>EA Flood Zones 2 and 3 cover an area of approximately 17 ha in the north east corner of the site. The remainder of the site is currently shown to be located within Flood Zone 1.³⁸³ The policy requires development to be excluded from flood zone 3.</p> <p>OS 1:25,000 scale mapping illustrates a small un-named ordinary watercourse flowing in a south westerly direction through the site. This watercourse is fed by two groundwater fed ponds immediately south of Middle Wretchwick Farm and appears to sink after approximately 250m in length. EA mapping indicates areas susceptible to surface water flooding in the vicinity of this watercourse, covering much of the northeastern part of the site.³⁸⁴</p> <p>The SFRA Level 2 Addendum recommended that development should be rolled back to a minimum of 20m from the banks of the un-named ordinary watercourse to create a ‘blue corridor’ which provides reduced flood risk, wildlife habitat and public amenity areas near the watercourse.</p> <p>The policy requires that SuDS techniques are incorporated into new development taking into account SuDS Policy ESD7 and the Council’s</p>	

³⁸³ EA data set

³⁸⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

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				<p>SFRA, and also that new development must demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with policies ESD1-5. A flood risk assessment should include detailed modelling of the watercourses.</p> <p>Therefore there is likely to be a negligible effect against this objective.</p>	
<p>3. To improve the health and well-being of the population & reduce inequalities in health</p>	+	+	+	<p>The site lies largely within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision and partially within Launton ward, which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision.³⁸⁵</p> <p>National Cycle Route 51 meets the combined site boundary north of Langford village then turns northward along the western boundary of the site.³⁸⁶</p> <p>There is a Medium capacity for formal and informal recreation associated with the Deserted Medieval Village of Wretchwick, with wider potential to open up the area to the wider public to create a local resource.³⁸⁷</p> <p>The policy requires any proposals on the site to include public open spaces in accordance with Policy BSC 11: Local Standards of Provision – Outdoor Recreation, particularly to allow for access to the Deserted Medieval Village of Wretchwick, and general greenspace, play space, allotments and outdoor sports provision, forming a well-connected network of green areas within the site, suitable for formal and informal recreation.</p> <p>In a bid to promote healthier lifestyles and more sustainable modes of transportation, the policy also requires any development on the site to maximise the potential for walkable neighbourhoods allowing good access to the countryside and integration with neighbouring communities.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p>	

³⁸⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

³⁸⁶ Sustrans data set.

³⁸⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

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<p>4. To reduce poverty and social exclusion</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site has capacity for residential, employment and recreational developments.³⁸⁸ Provision of new housing and employment on the site, including new community centres, local education, sport and open space facilities, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site.</p> <p>Development of the site will contribute to reducing poverty and social exclusion by creating a new neighbourhood which respects the setting of the nearby scheduled ancient monument and adjacent countryside. The policy encourages the community self- build affordable housing scheme which could provide local unemployed people with transferrable building skills.</p> <p>Therefore, a minor positive effect is identified overall.</p>	
<p>5. To reduce crime and disorder and the fear of crime</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
<p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The A4421 forms the north western boundary of the site, the A41 forms the southern boundary of the site and the northern boundary borders a railway line. These could represent significant noise sources to any future development.</p> <p>The policy provides for a range of housing tenure, including affordable housing and requires that new development respects the setting of the scheduled ancient monument and the adjacent countryside, which will contribute to a sense of place. The policy requires development to address any potential amenity issues, which may arise including noise from the railway line. It proposes the use of a range of mitigation and careful location of uses. The public realm will be enhanced through provision of open space, a walkable neighbourhood and consideration of street frontages and building heights. The creation of vibrant communities will be enhanced by the provision of a local centre and contributions towards community facilities.</p> <p>Overall, there is likely to be a significant positive effect against this</p>	

³⁸⁸ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

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<p>7. To improve accessibility to all services and facilities</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>objective.</p> <p>The site is located approximately 1 km south-east of Bicester town centre and Bicester Town rail station. The site is in close proximity to existing residential, employment and services in the north east and east of the town.</p> <p>The policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester, new education and community facilities and services and the provision of public art to enhance the quality of the place, legibility and identity. It also requires a mixed use local centre to include a multi-use community hall and convenience store and states that footpaths and cycle ways should be provided for that link to existing networks and the wider urban area, including links from the site into Bicester town centre to facilitate access to railway stations, secondary schools, other community facilities and places of employment. Connectivity with Launton Road, Langford Village and London Road should be improved.</p> <p>NPPF requires provision of accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p>	
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>The site is not previously developed and covered by Grade 4 (poor quality) agricultural land.³⁸⁹ Middle Wretchwick Farm and Little Wretchwick Farm are located on the site.</p> <p>Although there may be some opportunity to re-use existing buildings; the site is predominately greenfield and in the main this objective is not achievable.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan may be submitted with the application; however development still has the potential to remove soils outside of the urban area.</p> <p>Therefore, this objective is considered not achievable and a significant</p>	

³⁸⁹ DEFRA data set.

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				negative effect is therefore identified.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is currently accessible from Bicester by means of National Cycle Route 51³⁹⁰ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. There are currently no designated AQMAs in the area.</p> <p>The policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy requires the creation of walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Bicester.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p>	.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no statutory designated sites on or immediately surrounding the site. A Local Wildlife Site (Gavray Drive Meadows) covers the north western corner of the site, and a further Local Wildlife Site (Meadows NW of Blackthorn Hill) is located immediately east of the site. The northern section of the site contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.³⁹¹</p> <p>There are a variety of habitats identified within the site which lend themselves to providing suitable habitats for protected species, such as badger, great crested newts, peregrine falcon and water vole – thus the site's ecological value is Medium to Low.³⁹²</p> <p>A large portion of the northern part of the site lies within the Ray Conservation Target Area (CTA)³⁹³. CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit. Their aim is to restore biodiversity at a landscape-scale through the</p>	

³⁹⁰ Sustrans data set.

³⁹¹ TVERC data set

³⁹² WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

³⁹³ Oxfordshire County Council data set.

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				<p>maintenance, restoration and creation of BAP priority habitats. The policy requires careful consideration be given to maintain the biodiversity integrity of the CTA and investigate, protect and manage protected habitats and species on site. It also requires a scheme for the protection of existing wildlife during construction of the development. The northern section of the site within the Conservation Target Area should be kept free from built development. Development must avoid adversely impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 to secure a net biodiversity gain.</p> <p>The policy also requires provision of open space, the retention and enhancement of hedgerows, introduction of new landscaping features/wildlife corridors, which must ensure a net gain in biodiversity. It also requires a well-designed approach to the urban edge, with good access to the countryside.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site contains two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, located in the western area of the site, associated with the site of Wretchwick medieval settlement.³⁹⁴ There are associated below ground archaeological remains, some of which are designated and some of which are outside the scheduled area but which may be of equal significance. Furthermore, medieval and post-medieval fields surrounding the SAM contain ridge and furrow patterns, and are related directly to, and are an important part of the setting of the settlement.</p> <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vales Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands character area.³⁹⁵</p> <p>The combined landscape sensitivity of the site has been assessed as medium (with one part of the site assessed in 2014 as low) and the combined visual sensitivity medium to low. There is a Medium to High</p>	

³⁹⁴ English Heritage data set.

³⁹⁵ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

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				<p>capacity for residential and employment development as part of a mixed use development outside the area designated as a Scheduled Monument; however, any development considered should seek to preserve and enhance the designated site.³⁹⁶</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires a well-designed approach to the urban edge, with good access to the countryside. It also requires the protection of cultural heritage and archaeology and that new development respects the setting of the Wretchwick Deserted Medieval Settlement Scheduled Ancient Monument (SAM) and the adjacent countryside. In consultation with English Heritage, appropriate public access and interpretation facilities should be provided. Furthermore, the policy requires open space provision and in particular access to the monument, and the development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, English Heritage, the Local Nature Partnership (Wild Oxfordshire) and local communities. Development proposals must be accompanied by a landscape and visual impact assessment together with a heritage assessment</p> <p>Therefore, a minor positive effect is identified overall for this objective.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">+</p>	<p>The site is currently accessible by means of National Cycle Route 51³⁹⁷ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The policy requires safeguarding of land for future highway capacity improvements to peripheral routes in consultation with the Highways Authority. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy promotes development of a walkable neighbourhood which incorporates cycle routes to encourage sustainable modes of travel.</p> <p>The policy also requires the provision of sustainable transport measures</p>	

³⁹⁶ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

³⁹⁷ Sustrans data set.

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				<p>such as safe pedestrian access from the A41, footpaths and cycle ways linking the site and adjoining development, bus stops linking the development with the wider town, contribution to the creation of a footpath network around Bicester and the provision of a detailed transport assessment and transport plan.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall.</p>	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p>	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>A substantial area of flood risk is located in the northern area of the site, as detailed above. This is associated with a small un-named watercourse flowing in a south westerly direction through the site.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The policy requires that SuDS techniques are incorporated into new development; however, it does not contain any requirements relating to sustainable water management.</p> <p>The policy contains reference to compliance with sustainable development policies and the need to take into account the Council's SFRA recommendations.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy	+	+	+	<p>The site is large in size and could accommodate a district heating system,</p>	

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<p>efficiency and the proportion of energy generated from renewable sources in the district</p>				<p>promoting energy efficiency. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site is recognised as having a Medium to High capacity for employment development. The site has been proposed for employment uses B1, B2 and B8, but primarily B8 over 40 has of land, resulting in the creation of approximately 3,000 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Therefore, the site is likely to have a significant positive effect against this objective.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The site is proposed for mixed uses including employment use which will generate long term employment and training opportunities in the area.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills, with significant positive effects against this objective.</p>	
<p>19. To encourage the development of buoyant, sustainable tourism sector</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>There is some potential to enhance the cultural heritage features associated with Wretchwick medieval village as well as the footpath network on site, which may promote the location for visitors. This could cumulatively enhance the attractiveness of Bicester for visitors (in combination with improvement of other attractions in the town).</p> <p>The policy requires open space provision and in particular access to the monument, which is likely to increase capacity and facility for tourism in the area, with minor positive effects against this objective.</p>	

Bicester 13 – Land North of Gavray Drive

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	<p>The proposals for the site would contribute 300 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>There is a watercourse flowing through the centre of the site, and land either side of the watercourse lies within EA Flood Zones 2 and 3.³⁹⁸</p> <p>The uFMfSW maps illustrate that a small area of the site is at a high risk of flooding and this area is surrounded by a further area at low risk of flooding.³⁹⁹</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment. The policy also requires consideration of flood risk from Langford Brook in a Flood Risk Assessment and provision of an appropriate buffer.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p>	
3. To improve the health and well-being	+	+	+	<p>The site lies within Bicester South ward. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision</p>	

³⁹⁸ Environment Agency data set

³⁹⁹ URS (August 2014) *Level 2 SFRA Second Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
of the population & reduce inequalities in health.				<p>and allotments and in amenity greenspace.⁴⁰⁰</p> <p>The site is currently undeveloped, with a railway line forming the northern and western site boundaries, with an industrial estate further north, and two areas of existing housing development located to the south. The A4421 forms the eastern site boundary, with open ground beyond.</p> <p>In the north, there is a medium capacity for formal recreation. The flat topography would require limited grading works and the area is easily accessible from nearby residential areas.⁴⁰¹</p> <p>There is a public footpath crossing the western part of the site, and National Cycle Route 51 is located on the southern site boundary. The existing footpaths in the south of the area could be developed and enhanced to ensure the protection of the ecological value within the site and therefore a Medium capacity for informal recreation exists.⁴⁰²</p> <p>The policy requires the provision of open space to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation and contributions towards community facilities. In addition, the policy requires a linked network of footways and cycleways which cross the central open space, and connect Langford Village, Stream Walk, Bicester Distribution Park and Bicester. These new open spaces will form a well-connected network of green areas within the site, suitable for formal and informal recreation.</p> <p>The policy requires development within the site to be laid out so as to enable a high degree of integration and connectivity with existing facilities and local centres in the town. Together with new facilities, the policy is likely to have a minor positive effect on this objective.</p>	

⁴⁰⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁰¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁰² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	?	?	?	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Bicester with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Without the provision of new local facilities and services to generate a new community centre it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The site is located within an existing urban area, although it is undeveloped. It is assumed that there is currently no record of crime on the site; however the regeneration of this site would be likely to reduce fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>Gavray Drive forms the southern boundary of the site and A4421 forms the eastern boundary. The north and west boundaries of the site are formed by railway lines. These could represent significant noise sources. The development of 300 homes in close proximity to these route ways will increase the number of receptors at risk from noise effects and increase population density increasing the amount of road traffic within the immediate vicinity of the site.</p> <p>While the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester, no local centres are planned within the site. However, the</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>Overall, it is uncertain whether the positive plans for the site will be enough to offset the negative effects generated by the major route ways in close proximity to the site.</p>	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies approximately 700 m east of Bicester town centre and close to existing employment areas (industrial estate), residential development and services and facilities in the eastern area of the town. It is located approximately 800 m north east of Bicester train station.</p> <p>The policy requires contributions towards the provision of primary and secondary school places, the incorporation of general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation, and contributions towards community facilities. Furthermore, the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester. Therefore the policy is likely to have a significant positive effect on this objective.</p>	Enhancement: Include new provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	-	-	-	<p>The site is undeveloped and comprises Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, the site is within the urban area of Bicester and the policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application. Development still has the potential to remove Grade 4 soils.</p> <p>The policy requires the retention existing buildings.</p> <p>Overall, a minor negative impact is identified.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and	+	+	+	<p>The site is located in close proximity to existing, residential, employment, services and facilities in the eastern part of town. The site has good permeability with the surrounding area, by road and footpath. Therefore, there would be high potential to promote sustainable</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
ensure the district is ready for its impacts				<p>transport from the site.</p> <p>There are no known air quality issues in the area.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporates new footpaths and cycleways, facilities with a legible hierarchy of routes to encourage sustainable modes of travel, good accessibility to public transport services including the provision of a bus route through the site and new bus stops on the site.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>A Local Wildlife Site (Gavray Drive Meadows) covers much of the central and eastern area of the site. Presence of Great crested newt has been recorded on the north east corner of the site. In addition, most of the site lies within the Ray Conservation Target Area (CTA).⁴⁰³ CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit.</p> <p>Areas of BAP Priority Habitat are located in the western and southern areas of the site. The varying complexity of natural factors results in a Medium to Low ecological sensitivity to the site.⁴⁰⁴</p> <p>Due to the risk of a loss of designated and priority habitats, the policy requires any proposals for the site to manage the interface with Local Wildlife Site and residential form, protect the Conservation Target Area and the Local Wildlife site, with a central area of open space straddling Langford Brook. The policy makes it clear that the existing natural features should be key structuring elements of the development and the</p>	

⁴⁰³ Oxfordshire County Council data set

⁴⁰⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>creation, restoration and enhancement of wildlife corridors. The policy requires that the part of the site within the Conservation Target Area should be kept free from built development, as well as protection of the Local Wildlife Site and detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to protect and enhance biodiversity.</p> <p>In addition, the policy requires an Ecological Management Plan to ensure long-term conservation of habitats and species within the site.</p> <p>Overall, the site is likely to have a mixed effects, with potential for overriding minor positive effects overall.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the site lies within an urban area, which is not covered by the OWLS study. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.⁴⁰⁵</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a Medium capacity for residential development in the north of the area but a low capacity in south due to the ecological value; the delineating boundary on site of the two areas is the watercourse passing through the site. There is a Medium to Low capacity for employment development. The north west of the site could potentially accommodate some employment development if sensitivity designed.⁴⁰⁶</p> <p>A public footpath crosses the site.</p> <p>No cultural heritage assets are located within or adjacent to the site. An NMR Monument is located approximately 150 m west of the site on the opposite side of the rail lines. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p> <p>The policy requires the development to comply with Policy ESD16,</p>	

⁴⁰⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁰⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>creating a high quality development that is locally distinctive in its form, materials and architecture and well designed to incorporate the road and rail corridors.</p> <p>The policy requires the retention and enhancement of existing hedgerows and trees and the provision of Green Infrastructure links beyond the development site to the wider town and open countryside to retain and enhance significant landscape features (e.g. hedgerows) which are or may be of ecological value.</p> <p>Finally, the policy requires the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment and requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Overall, the policy is likely to have a minor positive effect on this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located close to existing employment areas and sustainable transport measures with good permeability through existing residential areas to the town centre.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporates new footpaths and cycleways, facilities with a legible hierarchy of routes to encourage sustainable modes of travel, good accessibility to public transport services with local bus stops provided.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
13. To reduce the global, social and environmental impact of consumption of	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments</p>	Enhancement: promote the use of locally sourced materials.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
resource by using sustainably produced and local products.				helping home food production, resulting in minor positive effects overall.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>There is one watercourse on site, running through the centre of the site from the south to the north.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourse at risk.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The site is relatively close to the town centre so there are complementary heatloads making the site suitable for connection to a wider district heating network.</p> <p>The policy requires development to be in compliance with policies ESD</p>	

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
19. To encourage the development of buoyant, sustainable	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.</p>	

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
tourism sector.					

Banbury 4 – Bankside Phase 2

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	<p>The proposals for the site would contribute a new neighbourhood which would now include up to 600 dwellings with associated facilities and infrastructure. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a significant positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site lies entirely within EA Flood Zone 1.⁴⁰⁷ There are however small areas illustrated as being at risk. These include a small area in the north is shown to be at low risk where the topography slopes towards the hedge line in the centre. A narrow area is shown to be at low risk along the south-western boundary of the site, and an area in the western region of the site is shown to be at low to medium risk, both where surface water is likely to pond alongside the elevated access roads.⁴⁰⁸</p> <p>The EA’s updated Flood Map for Surface Water shows that the risk of flooding from surface water runoff from land is very low. EA and CDC Historical Flood Maps illustrate no historical incidents of surface water flooding have been reported at the site. The EA’s Areas Susceptible to Groundwater Flooding maps illustrate that one third of the site is susceptible to groundwater emergence.⁴⁰⁹</p>	

⁴⁰⁷ EA data set

⁴⁰⁸ URS (August 2014) *Level 2 SFRA Second Addendum*

⁴⁰⁹ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The site is located over a minor aquifer. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the aquifer from development.</p> <p>The policy requires a surface water management framework and the incorporation of attenuation SUDS. The development will need to be in compliance with the Local Plan Policy ESD7: Sustainable Drainage Systems and Policy ESD6: Sustainable Flood Risk Management.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Bloxham and Bodicote ward. Bloxham and Bodicote has an existing deficiency in children’s playspace and natural/semi-natural and amenity green space.⁴¹⁰</p> <p>According to the Banbury Analysis for Strategic Development, the site is an acceptable location for strategic development provided the most attractive areas of the western valley slopes of the River Cherwell are protected and any development is very carefully designed to protect and relate well to the Oxford Canal Conservation Area. The LSCA⁴¹¹ identifies a medium capacity for formal recreation in the northern part of the site and for informal recreation.</p> <p>The policy requires walkable neighbourhoods, encouraging active lifestyles. There is a private gym facility adjacent to the site and sports facilities will be provided on site. Furthermore, the policy requires layout and design of proposals to ensure a satisfactory relationship between any proposals on this site and the relocation of Banbury Football Club. In addition, the policy also now requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury’s urban area to the wider Public Rights of Way network including the Oxford Canal Towpath.</p> <p>Therefore, a minor positive impact is identified.</p>	

⁴¹⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴¹¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development and the neighboring Bankside Phase 1 development and will therefore allow residents of this site to make use of the facilities, such as the country park. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for a new local centre, open spaces and contribution to the expansion of the Bankside Phase 1 school for expansion from a 1.5 form entry to 2 form entry school as well as contributions to secondary education provision.</p> <p>These provisions have the potential to reduce poverty and social exclusion, with minor positive effects against this objective.</p>	
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the policy requires the development at this site to be of a high standard of design but does not specifically make reference to designing out crime. Proposals must now comply with Policy ESD16 which requires development to be designed to provide safe places to live and work and to achieve Secured by Design accreditation.</p> <p>Therefore, a negligible effect is identified against this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of	+	+	+	<p>The southern and eastern boundaries of the site formed by two unnamed rural roads. Oxford Road (A4260) is very close to the western corner of the site. Furthermore, the site lies adjacent to a rugby ground, with plans to provide an additional football ground to the south of the site. Both sports facilities are likely to generate some intermittent noise and traffic on match days.</p>	

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
the Cherwell community				<p>The development of the site is likely to result in increased traffic and noise. However, the policy states new proposals will be required to incorporate well-designed noise attenuation techniques. Furthermore, the policy requires that development provide a local centre and will have good access to facilities within the rest of the bankside development, including a country park, sports facilities and a canal side development. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. The development will also have good access to Bodicote village and the cultural facilities available there.</p> <p>Therefore, overall, a minor positive effect is identified.</p>	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies approximately 3 km from Banbury town centre and less than 1 km east of Bodicote. The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the Bankside Phase 1 development. The Final Draft LSCA indicates the site has a high capacity for residential development as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north.⁴¹²</p> <p>The policy requires development to be well integrated with neighboring new development (the rest of the Bankside development) in terms of access. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. The policy requires the submission of transport assessment and a travel plan. Facilities within the Bankside Phase 1 development will include a new park, sports facilities, a new primary school, and canal side facilities.</p> <p>Furthermore, the policy requires the provision of a local centre as part of Phase 2 and contributions towards enhancement of facilities in Phase. Provision of recreation facilities/open space and sport will be provided in</p>	

⁴¹² WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1.</p> <p>Therefore a significant positive effect is identified for this objective.</p>	
<p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p>	--	--	--	<p>The site is currently covered by Grade 2 (very good) and Grade 3 (good) agricultural land and there are no existing buildings on the site; therefore this objective is not achievable.</p> <p>The policy requires a detailed survey of the agricultural land quality identifying the best and most versatile agricultural land, and a soil management plan. It also requires provision of allotments in accordance with Policy BSC11.</p> <p>However, this objective is considered not achievable and a significant negative effect is therefore identified.</p>	
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	+	+	+	<p>The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions.</p> <p>The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the Bankside Phase 1 development and within Bodicote.</p> <p>The policy requires a walkable neighbourhood to be provided and specifically requires the development to be well integrated with new and existing communities, links to existing transport networks, the wider urban area and community facilities with footpaths and cycle routes and a bus route through the site. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. A transport assessment and travel plan must be submitted with proposals.</p> <p>Furthermore, appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 s required.</p> <p>Therefore, a minor positive effect is identified.</p>	

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designated sites within the site and no BAP priority habitats on the site. The site is relatively simple in composition and therefore has a limited potential for wildlife habitats and diversity with low ecological sensitivity overall.⁴¹³</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity. However, the policy requires wildlife corridors to be integrated within the development and retention of hedgerows and trees, such as a prominent line of semi mature ash trees on the western side of the site. In addition, the development will need to comply with Local Plan policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment which requires net biodiversity gains to be achieved.</p> <p>Therefore, a minor positive effect is identified overall.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Character: Upstanding Village Farmlands Landscape Type. At local level, the site is located in the Cherwell Valley character area.⁴¹⁴</p> <p>The landscape sensitivity has been assessed as medium-low sensitivity and the visual sensitivity has been assessed as medium sensitivity. There is a high capacity for residential development within the site as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north. However, the site is considered unsuitable for commercial or industrial development. The site has medium potential for recreation use with low capacity for woodland.</p> <p>There are no designated heritage assets within the site. The setting of the Conservation Area and listed buildings in Bodicote do not extend to the site and development and do not affect their setting. The canal corridor and Listed Buildings along the Canal are set some distance from the site.</p>	

⁴¹³ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴¹⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The site is well placed for accessing the Canal corridor and Rights of Way Network to the south of Bodicote which provide access to the Sor Brook Valley and beyond. A public footpath runs along the southern boundary of BA341 in between the area earmarked for residential development and the area earmarked for the football ground. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury’s urban area to the wider Public Rights of Way network including the Oxford Canal Towpath.</p> <p>Future management and maintenance requirements for the site are limited due to the lack of landscape features; however, the policy requires the protection of the rural character of the Public Right of Way along the site’s southern boundary and a green buffer to be provided to the north and east of the development and to the south to the east of the Rugby Club. It also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Therefore a minor positive effect is identified against this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located approximately 3 km south of Banbury town centre, in a rural area, and development on the site would be likely to result in increased traffic. However, the site benefits from potential integration with the adjacent area services and facilities in Bodicote and Bankside Phase 1.</p> <p>The policy requires the development to be well integrated with the neighbouring new development (the rest of the Bankside development) in terms of access. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. Facilities within Bankside Phase 1 development will include a new park, sports facilities, a new primary school, and canal side facilities.</p> <p>Furthermore, the policy requires the provision of a local centre as part of Phase 2 and contributions towards enhancement of facilities in Phase. Provision of recreation facilities/open space and sport will be provided in</p>	

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1. These new facilities and infrastructure are likely to have a minor positive effect against this objective.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall.	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	There are no watercourses within the site, as detailed above. However, the significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, attenuation SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment. These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.	
16. To increase energy efficiency and the	+	+	+	In combination with Bankside 1, the development is large enough in size with multiple complimentary heat loads suitable to accommodate a district heating system, promoting energy efficiency.	

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
proportion of energy generated from renewable sources in the district				<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new local facilities and contributions to facilities in the new neighbouring development Bankside 1, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new local facilities and contributions to facilities in the new neighbouring development Bankside 1, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p>	

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Consequently, the policy is likely to have a minor positive effect against this objective.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged.	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Banbury 6 – Employment Land to West of M40

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The site has been proposed for employment employment uses B1 (offices), B2 (general industrial) and B8 (storage distribution) and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	0	0	0	<p>Most of the Banbury 6 site apart from the southern corner is located within EA Flood Zone 1. However, the River Cherwell is located directly to the south of the extended site (including the triangular parcel) meaning that the triangular parcel of land lies entirely within Flood Zones 2 and 3.⁴¹⁵</p> <p>There are also several drainage ditches located within the site, and EA mapping indicates that much of the site is susceptible to surface water flooding and groundwater flooding.⁴¹⁶</p> <p>Significant increases in hard standing associated with the site’s new employment use could have an adverse effect on this objective. However, commercial development is classed as ‘less vulnerable’ to flood risk and is considered appropriate in Flood Zones 1, 2, and 3a.</p> <p>In addition, the policy requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council’s Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water</p>	

⁴¹⁵ EA data set

⁴¹⁶ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>management framework to reduce run off to greenfield rates.</p> <p>The policy requires development to be rolled back to outside Flood zone 3 to create 'blue corridors' providing open space/ recreation areas near watercourses.</p> <p>Therefore, the site could have a minor negative effect on this objective, although this is likely to be mitigated by the measures required in the policy.</p>	
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site is located approximately 1 km from Banbury town centre and less than 0.3 km from Grimsbury. Therefore the site will have access to existing services and facilities in these areas. There is a public right of way located along the eastern boundary of the Banbury 6 site and continuing through the centre of the site to the west and up western boundary of the northern half of Banbury 6. There are no public rights of way within the triangular parcel of land.</p> <p>The whole site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children's playspace, allotment and tennis court provision. Access to the southern extent of the site and the dismantled railway is available through an area of grassland located to the west of Spital Farm Sewage Works via an informal footpath, which appears to be reasonably well used. Adjacent to the northern area of land is a pond used by the Banbury & District Angling Association. The size, shape and inaccessibility of the site restrict the potential for formal and informal recreation and as a result a Low capacity exists.⁴¹⁷ The site would be impacted by noise and air pollution from the adjacent M40 motorway, and from the railway to the south.</p> <p>There is little scope for the site to contribute to a network of green space as it is isolated by the motorway and existing industrial development.</p> <p>No new facilities are planned for within the site; however, new footpaths and cycleways, linking to existing networks to the west and east, will increase opportunities for recreation and healthier forms of commuting</p>	

⁴¹⁷ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				with minor positive effects against this objective.	
4. To reduce poverty and social exclusion.	?	?	?	<p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion. However, the site has low capacity for residential development and only some capacity for employment development⁴¹⁸, and is not being considered for residential use.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The northern part of the site is previously developed for industrial uses, while the remaining part of the site is not previously developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor</p>	

⁴¹⁸ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				positive effect overall.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>The M40 forms the eastern boundary and a railway line forms the southern boundary of the extended site, both of which could represent a significant noise source. The development is also located adjacent to an industrial estate making noise concerns an issue. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p>	
7. To improve accessibility to all services and facilities.	-	-	-	<p>The site is easily accessible from the M40, and also lies within 500 m of the railway station. It is located within 500 m of a primary school, in Grimsbury, and lies adjacent to existing employment areas. It is located approximately 1 km from Banbury town centre.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. While development of the site would improve its accessibility to existing services and facilities, no facilities or services are planned for the site.</p> <p>Therefore, a minor negative effect is acknowledged overall against this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed	0	0	0	The northern area of the site is previously developed, and the remainder of the site is surrounded by existing industrial development and the M40. Also, development of the site may help in achieving urban regeneration.	

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.				<p>The policy requires that any proposals outline appropriate treatment and remediation works for contaminated land, assess whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. Furthermore the policy requires a soil management plan.</p> <p>As the site is partly greenfield, a neutral effect is identified.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>Sustainable transport, including car sharing, could be encouraged as the site is accessible via the M40 and the railway station. The site also has good access to public rights of way. It is located approximately 1 km from Banbury town centre.</p> <p>The policy requires new footpaths and cycleways linking to the existing networks and good accessibility to public transport and makes reference to the need to be in compliance with sustainable development policies ESD1-5 which will ensure that proposals relating to this site will be designed for energy efficiency and will make use of renewable and low carbon energy.</p> <p>The policy also refers to the need for a detailed transport assessment and travel plan.</p> <p>Therefore a minor positive effect is identified against this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no statutory biodiversity designations within the site. Two areas of BAP priority habitat sit within the site, within the northern half and extending along the dismantled railway line.⁴¹⁹</p> <p>The site area comprises a simple landscape with little in terms of landscape or ecological features. The remains of removed buildings offer some value in ecological terms and the land is included within the River Cherwell Ecologically Important Landscape. The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low.⁴²⁰</p>	

⁴¹⁹ Thames Valley Environmental Records Centre (TVERC) data set

⁴²⁰ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The policy requires proposals to respect the need for wildlife corridors and the creation of a green infrastructure network for Banbury.</p> <p>Furthermore, the policy requires investigation (through surveys), treatment and management of protected habitats and species on site to protect and enhance biodiversity. It expects proposals to demonstrate enhancement, restoration or creation of wildlife corridors.</p> <p>Therefore, a minor positive effect is predicted overall.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and Clay Vale Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Cherwell Valley character area.⁴²¹</p> <p>The combined Landscape Sensitivity of the site is Medium to Low. Although there is a high capacity to development in general, the site would not lend itself to residential development due to external influences such as the railway line and inaccessibility created by the railway line and River Cherwell – thus there is a Medium to Low capacity for residential development.⁴²²</p> <p>However, there is a High capacity for industrial and commercial development which can tie in with the surrounding industrial estates and make use of the existing infrastructure.⁴²³</p> <p>Public footpaths run along the eastern and western boundaries of the site and a footpath crosses the southern portion of the site.</p> <p>A scheduled ancient monument is located to the east, separated from the site by the M40, and Grimsbury Conservation Area is also located approximately 250 m north west of the site.</p>	

⁴²¹ WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

⁴²² WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

⁴²³ WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The policy includes several requirements to ensure that the designs of development on this site create a well-designed urban edge and limit visual intrusion into the wider landscape. The policy also requires protection of the amenity of the public footpath network including satisfactory treatment of existing footpaths on the site and diversion proposals where appropriate.</p> <p>Policy ESD16 with which this policy requires proposals to comply, requires assessment of archaeological and heritage assets.</p> <p>In addition, Banbury 6 requires a comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity. The policy also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective, helping to enhance the appearance of the previously developed parts of the site.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Due to the location of the site approximately 1 km from Banbury town centre and close to existing employment areas, sustainable transport methods should be encouraged. Sustainable travel patterns are likely to increase due to access to high quality pedestrian infrastructure that is in place.</p> <p>Any development on the site would be likely to increase traffic volumes. However, the policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walking and cycling, resulting in a minor positive effect against this objective overall.</p>	
13. To reduce the global, social and environmental impact	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use).</p>	

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
of consumption of resource by using sustainably produced and local products.				Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>A substantial area of flood risk is located in the site, as detailed above. This is associated with watercourses running through the site and to the south. However, the Banbury Alleviation Scheme should ensure that the site can be safely redeveloped without increasing flood risk elsewhere.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, including attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in	+	+	+	<p>Due to the relatively large size of the development site and its proximity to Banbury town centre there is potential for a combined heat and power district heating system. This would promote energy efficiency. In addition, small scale renewable technologies, including solar hot water and PV, would be feasible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the</p>	

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
the district				<p>Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is proposed for employment uses and is recognised as having a high capacity to accommodate light industrial development⁴²⁴ with good access routes and an industrial site to the west of the site.</p> <p>The site has been proposed for employment uses – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution). Approximately 2,500 new jobs will now be created at the site. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Overall, a significant positive effect is identified.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>As above, the site is proposed for employment uses and is recognised as having a high capacity to accommodate light industrial development with good access routes and an industrial site to the west of the site.</p> <p>The site is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area, with significant positive effects on this objective.</p>	
19. To encourage the development of	0	0	0	<p>There are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective.</p>	

⁴²⁴ WYG (August 2014) Banbury Landscape Sensitivity and Capacity Assessment Addendum

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
buoyant, sustainable tourism sector.					

Banbury 15 – Employment Land East of Junction 11

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	0	0	<p>The site proposed to be allocated for employment uses and will not contribute to the overall housing need of the District. The strategic site combines two parcels of land for mixed employment generating development – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution).</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site lies almost entirely within Flood Zone 1, with a small area of Flood Zone 2 located in the north west corner associated with the River Cherwell.⁴²⁵</p> <p>EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern west tip of the site and an area of high risk at the southern west tip of the site. There is also an area of high risk towards the centre of western half of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff (unless attenuated).⁴²⁶</p> <p>Significant increases in hard standing associated with the site’s new employment use could have an adverse effect on this objective.</p> <p>The policy requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Furthermore, the policy</p>	

⁴²⁵ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

⁴²⁶ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>Therefore, overall, the site is likely to have a negligible effect against this objective.</p>	
<p>3. To improve the health and well-being of the population & reduce inequalities in health.</p>	+	+	+	<p>The site lies approximately 1-2 km north east of Banbury town centre. However, the site is separated from the town by a motorway, making it difficult for commuters to access the site via more sustainable and healthier modes of transport than the car.</p> <p>The site is located in Grimsbury and Castle ward which has existing deficiencies in allotments, children’s playspace and tennis court provision.⁴²⁷ The 2013 Landscape Sensitivity and Capacity Assessment⁴²⁸ assess the western part of the site and the 2014 LSCA Addendum⁴²⁹ assesses the eastern part of the site for the potential to accommodate recreation development. The conclusions were that the western part of the site has a medium-high potential for informal recreation, and formal recreation could also be accommodated. The eastern part of the site has a low capacity for formal recreation and a medium to low capacity for informal recreation which should be limited to the implementation of footpaths through the area for accessibility. This is due to the rural character of the site and the localised topography that would need to be significantly adjusted to form a flat topographical platform.</p> <p>The policy requires the provision of incidental open space and access provision, including necessary contributions to other transport improvements to allow for walking and cycling to the site which is currently relatively inaccessible</p> <p>Overall, the policy is likely to have a minor positive effect against this objective.</p>	

⁴²⁷Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

⁴²⁸ WYG (September 2013) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft

⁴²⁹ WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
4. To reduce poverty and social exclusion.	+	+	+	<p>The site has a low capacity for residential development but capacity for employment development and recreational development. Therefore, the site has the potential to provide new employment opportunities which will help to reduce poverty and social exclusion in the District.⁴³⁰</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p>	
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>The M40 forms the western site boundary, the A361 runs through the site and the A422 forms the southern site boundary. These roads represent significant noise sources and would cause severance from surrounding areas. In addition, noise may be experienced from the industrial area located to the west of the M40. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>There may be opportunity to provide new cultural facilities in the area with good access routes via the M40, although this would depend on the type of employment uses proposed on the site. The policy does specify the need for the provision of public art to enhance the quality of the</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.

⁴³⁰ WYG (September 2013) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment and WYG (August 2014), Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p>	
7. To improve accessibility to all services and facilities.	-	-	-	<p>The site is located approximately 1-2 km north east of Banbury town centre and is relatively isolated from existing facilities and services in Banbury due to the location of the M40 in between the site and town, resulting in potentially negative effects. The site is relatively distant from existing schools and shopping areas but lies close to existing employment areas on the east side of Banbury.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. However, no facilities or services are planned for the site. Therefore, a minor negative effect is acknowledged overall against this objective.</p>	Mitigation: Include provision of amenity services such as food shops on site.
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site contains only one farm complex at Huscote Farm and is largely undeveloped greenfield land covered by Grade 3 (good to moderate) and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. While the policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application, development still has the potential to remove Grade 3 and 4 soils.</p> <p>Therefore, it is unlikely to achieve this objective.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is	+	+	+	<p>The site is located 1-2 km north east of Banbury town centre and is not previously developed. The site is not easily accessible by means other than the car, due to its location close to the M40 motorway junction. The site is not accessible from Banbury via public rights of way. However, it is easily accessible by road, which would reduce journey</p>	

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
ready for its impacts				<p>times between employment areas and transport interchanges.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan to create a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>. An area designated as an Ecologically Important Landscape is located immediately north west of the site⁴³¹ which now has planning permission for development into a Country Park (12/00302/CDC).</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity, although no important habitats are located on the site. The majority of the site comprises a medium scale landscape with large fields divided by mature hedgerows and hedgerow trees with medium ecological sensitivity.⁴³²</p> <p>The policy requires any proposals for the site to ensure the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury. Furthermore, the policy requires adequate investigation (through an ecological survey) treatment and management of protected habitats and species onsite to preserve and enhance biodiversity.</p> <p>Therefore, overall, a minor positive is identified.</p>	
11. To protect, enhance and make accessible for	+	+	+	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as Upstanding Village Farmlands</p>	Mitigation: a full landscape and visual assessment should be

⁴³¹ TVERC data set

⁴³² WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
enjoyment, the district's countryside and historic environment.				<p>and Clay Vale. At a local level, the site is located within the Upper Cherwell Basin landscape character area.⁴³³</p> <p>The land is generally in a good state of repair with mature hedgerows and hedgerow trees breaking up the pasture land.</p> <p>The portion of the site to the west of the A361 has a medium to low landscape sensitivity due to the proximity of the M40 and A361, and industrial development to the west of the motorway. This part of the site has medium visual sensitivity. The site is assessed as having low capacity for residential development as this land use would not be in keeping with the existing agricultural land use. Development of residential properties to the east of the M40 would significantly alter the perception of the massing of the town.⁴³⁴ This part of the site has a medium capacity for commercial or industrial units.⁴³⁵</p> <p>The portion of the site to the east of the A361 has a medium to high landscape sensitivity and visual sensitivity.⁴³⁶ The overall capacity for residential development is considered to be Low.⁴³⁷ There is medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 forming an extension to existing allocation to the west of the road. However, it would be beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.⁴³⁸</p> <p>There are no designated heritage features located on or near the site. However, the policy requires an archaeological survey before development is carried out on site.</p> <p>The policy also requires the development to comply with Policy ESD16,</p>	<p>undertaken as part of any new development on the site.</p> <p>Protect, connect and enhance the existing public rights of way to the south of the site.</p>

⁴³³ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴³⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴³⁶ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁷ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁸ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>creating a high quality, well designed urban edge with careful consideration given to height, layout, architecture, materials and colourings to reduce overall visual impact and achieve a successful transition between town and country environments that respects the landscape setting.</p> <p>Furthermore, the policy requires a comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity. It also requires a Landscape and Visual Impact Assessment to be undertaken as part of development proposals.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located approximately 1-2 km north east of Banbury town centre. The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges.</p> <p>Any development on the site would be likely to increase traffic volumes. However, the policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walking and cycling, resulting in a minor positive effect against this objective overall.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The River Cherwell is located within 50 m of the northern site boundary and an un-named watercourse flows northwards out of the site into the River Cherwell.⁴³⁹ The background OS mapping shows a couple of other small water bodies within the site; however there are no watercourse flowing through the site.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, including attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size. In addition, small scale renewable technologies, including solar hot water and PV, would be</p>	

⁴³⁹ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>feasible.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	++	++	++	<p>The site is recognised as having a medium capacity to accommodate industrial and/or commercial development.⁴⁴⁰ The site has been proposed for employment uses (approximately 3,500 jobs) and will not contribute to the overall housing need of the District. The strategic site combines two parcels of land for mixed employment generating development – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution). This variety of employment types is sought to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the site’s new uses will be integrated and well connected to existing residential, retail and employment areas.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is proposed for commercial and industrial development which will generate long term employment (approximately 3,500 jobs) and training opportunities in the area.</p>	

⁴⁴⁰ WYG (September 2013) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment and WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	<p>The site is located to the east of the M40 and an industrial area beyond. To the north west of the site is a site with planning permission for a Country Park, which in combination with other improvements and interventions in the town could improve visitor attraction. However, it is considered unlikely that development of this site on its own for employment uses would significantly contribute to this objective.</p> <p>There are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective.</p>	

Banbury 16 – Land South of Salt Way – West

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+	<p>The proposals for the site would contribute 150 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site.⁴⁴¹</p> <p>EA mapping shows that there are small areas at risk of flooding from surface water runoff west and north of Crouch Farm shown as areas of ‘less’ susceptibility.⁴⁴²</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, full mitigation of flood risk in compliance with ESD6: Flood Risk Management, use of SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council’s Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p>	
3. To improve the health and well-being of the population & reduce inequalities in	+	+	+	<p>The site lies on the western edge of Banbury, approximately 1-2 km south west of the town centre. Therefore, it will have access to existing facilities in Banbury.</p>	

⁴⁴¹ Environment Agency data set

⁴⁴² URS (August 2014) *Level 2 SFRA Second Addendum*

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health				<p>The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace.⁴⁴³</p> <p>Salt Way, which forms the northern site boundary, is of significant recreational value and there are recreational footpaths crossing the site near Crouch Farm and near Bloxham Road. National Cycle Route 5 also follows the Salt Way.⁴⁴⁴ The policy now requires the existing footpath extending from the southern corner of the site to Salt Way to be enhanced to enable a circular link from the new footpath/ bridleway to be provided at the southern edge of site Banbury 17 to Salt Way.</p> <p>The LSCA⁴⁴⁵ indicates low capacity for formal recreation as the area is isolated from urban areas to the north east by Salt Way. Capacity for informal recreation is Medium as the area could be enhanced through the introduction of green infrastructure and connectivity with Salt Way.</p> <p>The policy requires the site to include the provision of public open spaces that form a well-connected network of green areas within the site, suitable for formal and informal recreation. The policy specifies that existing Public Rights of Way should be retained to retain access to the wider countryside and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury. Contributions towards off site provision for allotments and sports provision to be provided to the south of site Banbury 17 will now be required in lieu of provision on site.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p>	
4. To reduce poverty and social exclusion	+	+	+	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing</p>	

⁴⁴³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁴⁴ Sustrans data set

⁴⁴⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

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				<p>development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires new open spaces, contributions towards the expansion of existing primary schools and/or the provision of the new school at Wykham Park Farm and contributions towards the provision of secondary school places and improved community facilities.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p>	
5. To reduce crime and disorder and the fear of crime	0	0	0	<p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The A361 (Bloxham Road) forms the eastern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>While the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, with the exception of the potential primary school at Wykham Park Farm, no local centres are planned within the site. However, the policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>Overall, it is uncertain whether the positive plans for the site will be enough to offset the negative effects generated by the major route way in close proximity to the site.</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities	++	++	++	<p>The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury and is relatively close to existing services in south Banbury.</p> <p>The policy requires new open spaces, contributions towards the expansion</p>	

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				<p>of existing primary schools and/or the provision of the new school at Wykham Park Farm and contributions towards the provision of secondary school places and improved community facilities. Furthermore, the policy outlines plans for well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance	--	--	--	<p>The site is not previously developed and is Grade 3 agricultural land.⁴⁴⁶ Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with any application, though development still has the potential to remove Grade 3 soils outside of the urban area.</p> <p>Therefore, this objective is unlikely to be achievable.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located within 2 km of Banbury town centre. The site is not previously developed but is relatively close to existing services in south Banbury.</p> <p>The policy requires the development to include appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p>	

⁴⁴⁶ DEFRA data set

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				Therefore, overall, the site is likely to have a minor positive effect against this objective.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no national or local designated sites located on the site. However, a proposed Local Wildlife Site (The Salt Way) forms the northern site boundary.⁴⁴⁷</p> <p>The site contains a small area of BAP priority habitat (young plantation). The variety of habitat types results in a Medium to Low natural sensitivity.⁴⁴⁸</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires detailed consideration of ecological impacts, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside. Ecological surveys should accompany any development proposal.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment	+	+	+	<p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁴⁴⁹</p> <p>The site is part of a larger site assessed in the 2014 Landscape Sensitivity and Capacity Assessment as having medium landscape sensitivity and visual sensitivity. The area is contained to the south of Salt Way and in order to merge with the existing urban fringe development would require visual and physical connection to the residential area to the north east to prevent it appearing isolated. There is potential to accommodate some residential development in the site.⁴⁵⁰</p> <p>There is a low capacity for commercial and industrial development which would affect the local character and setting of Salt Way and would not</p>	

⁴⁴⁷ TVERC data set

⁴⁴⁸ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁴⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁵⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

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				<p>complement the surrounding land use.⁴⁵¹</p> <p>The site is currently occupied by arable land use. The site contributes to the setting of Banbury as a historic town from the south-west and in the surroundings of the Salt Way. Crouch Farmhouse is a Grade II Listed Building.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows, and providing an appropriate development interface with Salt Way (any buffer is likely to be some 10-20 metres in accordance with the approach adopted at land east of Bloxham Road and south of Salt Way). The policy requires a Landscape and Visual Impact Assessment, as well as a heritage assessment to be undertaken as part of development proposals.</p> <p>The policy encourages consideration of the impact of development on Crouch Hill and the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measures outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p>	
<p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>The site is located within 2 km of Banbury town centre. The A361 forms the eastern boundary of the site. The northern site boundary is formed by the Salt Way recreational route, which also forms part of National Cycle Route 5.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential</p>	

⁴⁵¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

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				<p>for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p>	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p>	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site.⁴⁵²</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the	+	+	+	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District,</p>	

⁴⁵² Environment Agency data set

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<p>proportion of energy generated from renewable sources in the district</p>				<p>involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
<p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district</p>	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and/or a new primary school at Wykham Park Farm, and contributions to existing community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district</p>	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and/or a new primary school at Wykham Park Farm, and contributions to existing community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
<p>19. To encourage the development of buoyant, sustainable</p>	0	0	0	<p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity</p>	

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tourism sector				<p>with the footpath and cycle network associated with Salt Way, which may promote the location for visitors.</p> <p>As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged.</p>	
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Banbury 17 – Land South of Salt Way – East

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	<p>The proposals for the site would contribute a new neighbourhood of up to 1,345 dwellings (including 145 that have permission) with associated facilities and infrastructure as part of SW Banbury. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, the policy will have a significant positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site is located entirely within Flood Zone 1.⁴⁵³</p> <p>EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central areas of the site, with areas of ‘less’ and ‘intermediate’ susceptibility shown following field boundaries running north-south.⁴⁵⁴</p> <p>The policy requires the use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) taking account of the Council’s Strategic Flood Risk Assessment. All development proposals are required to be subject to a Flood Risk Assessment.</p> <p>Therefore there is likely to be a negligible effect against this objective.</p>	

⁴⁵³ Environment Agency data set

⁴⁵⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The western portion of the site lies in Banbury Easington ward and the eastern portion lies within Bloxham and Bodicote ward. Banbury Easington ward has existing deficiencies in amenity greenspace, allotments and children’s playspace. Bloxham and Bodicote ward has existing deficiencies in natural/semi- natural and amenity greenspace, children’s playspace and tennis court provision.⁴⁵⁵ The policy now requires contributions towards off site provision for allotments and sports provision to be provided to the south of site Banbury 17, in lieu of provision on site.</p> <p>Salt Way, which forms the northern site boundary, is of significant recreational value and there is a network of recreational footpaths crossing the site. National Cycle Route 5 also follows the Salt Way.⁴⁵⁶ The policy now requires the existing footpath extending from the southern corner of the site to Salt Way to be enhanced to enable a circular link from the new footpath/ bridleway to be provided at the southern edge of site Banbury 17 to Salt Way.</p> <p>Well used allotments, Banbury cricket club and Bodicote recreation ground are all in close proximity to the site.</p> <p>The 2014 Landscape Sensitivity and Capacity Assessment assesses this site in two parts, west and east. It concludes that the western part has a low capacity for formal recreation in isolation although this could be incorporated into a residential development; and a medium capacity for informal recreation through the enhancement of the existing footpath network. The eastern part of the site has a medium capacity for informal and formal recreation development.⁴⁵⁷ The area could accommodate formal recreation associated with the adjacent cricket ground. Informal use could also take place in the east area of the site</p>	

⁴⁵⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁵⁶ Sustrans data set

⁴⁵⁷

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>as there is already an area of amenity grassland.</p> <p>The policy requires any proposals on the site to include public open spaces - general greenspace, play space, allotments and sports provision in the southern part of the site – forming a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal open space is to be provided in the south of the site. In addition, informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area.</p> <p>In a bid to promote healthier lifestyles and more sustainable modes of transportation, the policy also requires any development on the site to maximise the potential for walkable neighbourhoods and allow for integration with land that comprises the SW Banbury, including a linked network of cycle and footways to provide access into Banbury.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for community and/or local retail facilities, open spaces and a primary school and contributions towards the expansion of existing secondary schools.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p>	

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>The A361 forms the north western boundary of the site and could represent a significant noise source. However, the majority of the site is away from any significant noise sources.</p> <p>Banbury cricket club and Bodicote recreation ground adjoin the south eastern part of the site.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Overall, there is likely to be a minor positive effect against this objective.</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. It is close to existing schools at Easington and relatively close to major employers the south of Banbury. However, it is relatively distant from existing employment areas in the town centre.</p> <p>The policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p>	

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	--	--	--	<p>The site comprises primarily not previously developed, and is largely covered by Grade 2 (very good) and Grade 3 (good) agricultural land. Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with any application, though development still has the potential to remove Grade 2 and 3 soils outside of the urban area.</p> <p>Therefore, this objective is considered not achievable and a significant negative effect is therefore identified.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located within 1-2 km of Banbury town centre and any development of the site would result in increased traffic emissions. However, walking and cycling ways are available along existing recreational routes along the northern site boundary (along Salt Way) and running north-south across the site. National Cycle Route 5 also follows the northern site boundary, along Salt Way.⁴⁵⁸ The site is relatively close to existing schools and facilities to the West of Banbury, which may also encourage walking and cycling.</p> <p>The policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p>	

⁴⁵⁸ Sustrans data set

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, overall, the site is likely to have a minor positive effect against this objective.	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>A proposed Local Wildlife Site (The Saltway) is located adjacent to the north western site boundary.⁴⁵⁹</p> <p>The eastern part of the site contains BAP priority habitat (lowland wood pastures and parkland), and some smaller isolated areas of BAP priority habitat (lowland mixed deciduous woodland and lines of very young plantation) are located in the central and western parts of the site.</p> <p>The LSCA⁴⁶⁰ assesses this site in two parts, west and east. For both parts it concludes that the site has low ecological sensitivity due to the relatively low presence of ecological features, but there may be some value for roosting and foraging bats and nesting birds.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires proposals to be accompanied by ecological surveys considering the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	0	0	0	<p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identify the area as being within the Upstanding Village Farmlands Landscape Type. At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.⁴⁶¹</p> <p>The 2014 LSCA assess this site in two parts, west and east. The combined landscape sensitivity and visual sensitivity of the western part</p>	

⁴⁵⁹ TVERC data set

⁴⁶⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁶¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>of the site is medium and this part of the site has a medium capacity for residential development. The eastern part of the site has a medium landscape sensitivity and a medium to low visual sensitivity. Overall the capacity for residential development on this part of the site is high.⁴⁶²</p> <p>The site contributes to the setting of the town. Public footpaths cross the site and another public footpath runs along the western boundary of the site. A public bridleway and historic route, Salt Way, runs along the northern boundary of the site and forms a mature green edge to the town.⁴⁶³ There is visual sensitivity in relation to the Salt Way footpath and National Cycle Route, which is used by a large number of people.</p> <p>Wykham Farm and Wykham Park Farm are located beyond the southern boundary of the site along Wykham Lane. Wykham Farm contains a listed building, the setting of which will have to be preserved. Bodicote Conservation Area is located immediately south east of the site, and development on this wider site may have an adverse impact on its setting.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a ‘soft’ approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows, and providing an appropriate development interface with Salt Way.</p> <p>The policy also requires proposals to include a Landscape and Visual Impact Assessment and cultural heritage assessment and encourages consideration of the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that</p>	

⁴⁶² WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁶³ LDA Design (September 2013) *Banbury Analysis of Strategic Development Potential*

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SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				the development would have a negligible effect against this objective.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located 1-2 km south of Banbury town centre and immediately north west of the village of Bodicote.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall.</p>	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	<p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The site is located entirely within Flood Zone 1.⁴⁶⁴ EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central areas of the site, with areas of 'less' and 'intermediate' susceptibility shown following field boundaries running north-south.⁴⁶⁵</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>The site is large in size and could accommodate a district heating system, promoting energy efficiency. Although the site lies 1-2 km distance from Banbury town centre, there are various complementary heat loads within the local area, including the schools and hospital in Easington.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p>	

⁴⁶⁴ Environment Agency data set

⁴⁶⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, overall, the policy is likely to have a minor positive effect against this objective.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities, with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities, with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. There is some potential to enhance the footpath and cycle network associated with Salt Way, which may promote the location for visitors; however, as there are no measures designed to improve	

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				tourism in the policy, a negligible effect is acknowledged.	

Banbury 18 – Land at Drayton Lodge Farm

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	<p>The proposals for the site would contribute 250 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The site is located entirely within Flood Zone 1. There is a small ordinary watercourse, a tributary of Sor Brook, issuing from a pond at Drayton Lodge Farm and flowing in a south-westerly direction towards a further pond adjacent the south western boundary of the site.⁴⁶⁶ While there is a small area at low risk of flooding identified in the SFRA along the Drayton Lodge Farm access road, and coinciding with the pond and flowing south-westwards along the line of the ordinary watercourse, and a small area of medium risk is also shown coinciding with this pond, the historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site.⁴⁶⁷</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>Considering the low level of flood risk on the site and these mitigation</p>	

⁴⁶⁶ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

⁴⁶⁷ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				measures outlined within the policy, a negligible effect is acknowledged against this objective.	
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>Taking into account the development of allocated site Banbury 5: Land North of Hanwell Fields, the site would be adjacent to the urban edge of Banbury although it is approximately 2.5 km from the town centre. Therefore, residential development will not have easy access to existing facilities in Banbury.</p> <p>The site lies in Wroxton ward which has existing deficiencies in natural/semi-natural greenspace, amenity greenspace and younger and older children’s playspace.⁴⁶⁸</p> <p>The larger site area that was assessed in the LSCA had a medium-high capacity for formal recreation facilities due to an existing golf course on the site, which is just to the west of the allocated site boundary, and a medium capacity to accommodate informal recreation.⁴⁶⁹</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>The policy requires the site to include the provision of public open spaces that form a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation would be best located and phased to come forward as part of development at the southern end of the site. The policy specifies that existing Public Rights of Way should be retained to retain access to the wider countryside and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and</p>	

⁴⁶⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁶⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>footways to provide access into the existing communities in Banbury.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for community and/or local retail facilities, open spaces and a primary school and contributions towards the expansion of existing secondary schools.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p>	
5. To reduce crime and disorder and the fear of crime.	0	0	0	<p>The site is largely undeveloped. New development in the site may result in a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell	+	+	+	<p>The site is located on the western edge of Banbury, within reasonably close proximity of existing residential development. The B4100 forms the eastern boundary of half of the site, which could represent a significant noise source for new residents.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires noise mitigation along the B4100,</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
community				<p>the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Overall, there is likely to be a minor positive effect against this objective.</p>	
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies approximately 2.5 km from Banbury town centre and benefits from potential integration with the adjacent area services and facilities. It is relatively close to existing school facilities at Hanwell Fields, and adjacent to the North Oxfordshire Academy; however, it is relatively distant from existing employment areas.</p> <p>Residential development may impact on existing services and facilities such as school places; however the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>NPPF requires provision of accessible local services that reflect the community’s needs and support its health, social and cultural well-being. Therefore the policy is likely to have a significant positive effect on this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and	--	--	--	<p>The site is largely undeveloped, and is largely covered by Grade 2 (very good) agricultural land. Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application, although development still has the potential to remove Grade 2 soils outside of the urban area.</p>	

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
encouraging urban renaissance.				Therefore, this objective is considered not achievable and a significant negative effect is therefore identified.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is located approximately 2.5 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as linkages with and improvements to existing public transport.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no national or local designated sites located on the site, although there are very small areas of BAP Priority Habitats (lowland mixed deciduous woodland) within the centre and south western corner of the site.⁴⁷⁰</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires proposals to consider the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside.</p>	

⁴⁷⁰ TVERC data set

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, overall, the site is likely to have a minor positive effect.	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site is located with Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as crossing two landscape character types which are Farmland Plateau, and Wooded Pasture Valleys and Slopes.⁴⁷¹</p> <p>The site is assessed in the 2014 Landscape Sensitivity and Capacity Assessment as having medium landscape sensitivity and medium visual sensitivity. A medium capacity for residential development is identified, although consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south. Care should also be taken to avoid visual prominence of development from within the Sor Brook valley. However, there is low capacity for commercial and industrial development – the general visibility of the site across the Sor Brook valley to the west and landscape context result in the area being less suitable for commercial or industrial development as it would be out of character with the existing residential and urban fringe landscape uses.⁴⁷²</p> <p>The site is assessed as having medium potential for enhancement of informal recreation, with medium to high potential for continued formal use and development of golf facilities exists as the golf course is a well-established use. There is medium to low capacity for woodland.⁴⁷³</p> <p>Drayton Conservation Area is adjacent to the southern boundary of the site.⁴⁷⁴</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards</p>	Mitigation: Any ongoing development associated with the golf course should seek to merge the site with the surrounding landscape and improve planting diversity.

⁴⁷¹ WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

⁴⁷² WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

⁴⁷³ WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

⁴⁷⁴ English Heritage data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the wider countryside to the west.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows.</p> <p>The central part of the site containing the existing dwellings and copse should be protected from development to account for these uses and the steep and undulating landscape on this part of the site.</p> <p>The policy also requires proposals to include a Landscape and Visual Impact Assessment and cultural heritage assessment and encourages consideration of the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>The site is located approximately 2.5 km from Banbury town centre and within close proximity of existing residential development as well as the Banbury 5 allocation. A public right of way runs from the south of the site towards Banbury to the east.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p>	

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, overall, the site is likely to have a minor positive effect against this objective.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	0	0	0	<p>The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. However, the significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites.</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p>	
16. To increase energy efficiency and the proportion of energy	+	+	+	According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to	

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generated from renewable sources in the district				<p>raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	+	+	+	<p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against</p>	

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				this objective.	
19. To encourage the development of buoyant, sustainable tourism sector.	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged.	

Banbury 19 – Land at Higham Way

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	+	+	<p>The proposals for the site would contribute approximately 150 homes (70% houses and 30% flats) with 30% as affordable.</p> <p>The policy also requires the provision of extra-care housing, housing for wheel chair users, those with specialist supported housing needs and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p>	
2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	0	0	0	<p>Almost the entire site sits within Flood Zones 2 and 3.⁴⁷⁵ However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA Level 2⁴⁷⁶ confirms that with the implementation of the alleviation scheme and other measures the site should be able to be safely redeveloped without increasing flood risk elsewhere. The Council’s SFRA Level 2 Addendum (August 2014) indicates that a detailed Level 3 FRA would be required in relation to development proposals on the site, involving modeling. The Exception Test would need to be passed, and residential development should not extend into areas of Flood Zone 3.</p> <p>To this end the policy requires the development to demonstrate climate change mitigation and adaptation measures, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council’s Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p>	<p>Residential development should be rolled back to outside of Flood Zone 3 areas.</p> <p>Development proposals will need to be accompanied by a Level 3 FRA involving detailed modeling.</p>

⁴⁷⁵ Environment Agency data set

⁴⁷⁶ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
3. To improve the health and well-being of the population & reduce inequalities in health.	+	+	+	<p>The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace.⁴⁷⁷</p> <p>The site does not contain any formal open spaces, although the Cattle Market Sports Pitches are adjacent to the site.</p> <p>The policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided to link existing networks. Furthermore, the policy requires the provision of public open spaces in line with Policy BSC11, providing additional opportunities for recreation.</p> <p>Overall, these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided to link existing networks.</p> <p>The site’s close proximity to the town centre means that improved connections are likely to have a minor positive effect on this objective.</p>	
5. To reduce crime and disorder and the	+	+	+	<p>The site is comprised of previously developed land and is an area of light industry/manufacturing. The regeneration of this site and the creation of masterplanned community complete with connections to neighbouring</p>	

⁴⁷⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
fear of crime.				<p>local amenities and employment land would help improve the satisfaction of people with their neighbourhoods and would have a minor positive impact in relation to reducing crime and the fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>The railway line running in to Banbury station borders the site’s south western edge, which could represent a significant noise source.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires a noise survey to identify any mitigation measures. Furthermore, the policy requires proposals for the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities, including car free areas, which should help to reduce traffic noise further.</p> <p>The redevelopment of the site could make a positive contribution to the regeneration of the area around the town centre with minor positive effects against this objective.</p>	Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site lies adjacent to Banbury town centre on the other side of the railway line and is therefore in close proximity to a range of existing local services and facilities, including a school, allotment and sports ground. In addition, many existing commercial and employment developments are close by. The railway station is located on the western site boundary. The site is therefore in a highly accessible location.</p> <p>The policy requires financial contributions to improving the capacity of primary and secondary schools in the area, requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided and the implementation of proposals in the Movement Study including improved junction arrangements on Bridge Street and Cherwell Street to improve traffic capacity but also to</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>facilitate pedestrian movement between the town centre and the site.</p> <p>The site's close proximity to the town centre means that improved connections are likely to have a significant positive effect on this objective.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>The site comprises previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings.</p> <p>The policy requires that any proposals outline appropriate treatment and remediation works for contaminated land.</p> <p>Overall, a major positive effect is identified.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located close to the existing town centre. There is potential for good connectivity given the site's location and range of existing uses nearby, which would limit the need to travel by private car. In addition, Banbury railway station is located on the western site boundary.</p> <p>The policy requires compliance with policies ESD 1-5 on climate change mitigation and adaptation measures, a transport assessment and Travel Plan and that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporating new footpaths and cycleways.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p>	
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of green field development and development on sites of greater ecological sensitivity.</p>	

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Also, there is the potential for ecological enhancement, in connection with the Canal, which borders the site.</p> <p>The policy requires provision of Green Infrastructure links beyond the development site to the wider town and open countryside, new open/urban spaces with new trees and the general biodiversity enhancement.</p> <p>Therefore, overall, a minor positive impact is identified.</p>	
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	+	+	+	<p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within the site; however, the Grimsbury Conservation area runs along the northern boundary of the site, and the Oxford Canal beyond the rail line to the west of the site is also a designated Conservation Area. The Grimsbury Conservation Area is already affected by the presence of existing development on the site; therefore, as long as new development was in keeping with the setting of the conservation area no significant negative effects are expected against the baseline.</p> <p>The policy requires the provision of Green Infrastructure links beyond the development site to the wider town and open countryside. This development would offer the potential for improvements to access to the countryside through improvements to the river canal corridor.</p> <p>Overall, a minor positive effect is identified.</p>	<p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of a conservation area at the northern edge of the site. The development should seek to maintain or improve the urban landscape.</p>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by	+	+	+	<p>Higham Way runs along the south western boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre and eastern parts of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
car/ lorry				<p>To this end the policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. New footpaths and cycleways are to be provided and the junctions on Bridge Street and Cherwell Street to be improved to increase traffic capacity and facilitate better pedestrian movement between the town centre and the site.</p> <p>Therefore, overall, a minor positive effect against this objective is identified.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p>	Enhancement: promote the use of locally sourced materials.
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p>	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	+	+	+	<p>A substantial area of flood risk is located in the site, as detailed above. This is associated with the Oxford Canal which borders the site and the nearby River Cherwell.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2⁴⁷⁸ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers SuDS solutions aimed at protecting ground water quality. The site has the potential to consider dual function of green</p>	

⁴⁷⁸ PBA (October 2012) Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality.</p> <p>To this end the policy requires that any proposals outline appropriate treatment and remediation works for contaminated land and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a minor positive effect is acknowledged against this objective.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	+	+	+	<p>The site is located in densely populated area and is large enough in size to accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the incorporation of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+	<p>The site is not proposed for employment development. However, the policy requires contributions to improve the capacity and quality of local primary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the</p>	

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
<p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p>	+	+	+	<p>The site is not proposed for employment development. However, the policy requires contributions to improve the capacity and quality of local primary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p>	
<p>19. To encourage the development of buoyant, sustainable tourism sector.</p>	+	+	+	<p>The regeneration of the site close to the town centre would provide improved facilities and an improved sense of place, particularly in the vicinity of the railway station, which would enhance the attractiveness of the town centre to visitors.</p> <p>Therefore a minor positive effect is acknowledged for this objective.</p>	

Villages 5 – Former RAF Upper Heyford

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	<p>The modified proposals for the Former RAF Upper Heyford site would contribute approximately 1,600 new homes in addition to the 761(net) homes already permitted, with at least 30% as affordable.</p> <p>The policy requires the provision of extra care housing and the opportunity for self-build affordable housing in accordance with Policies BSC3 and BSC 4.</p> <p>Overall, Policy Villages 5 will make a significant contribution to the objectively assessed need.</p>	
2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	0	0	0	<p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.⁴⁷⁹</p> <p>The uFMfSW maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC HFMs illustrate no historical incidents of surface water flooding have been reported at the site.⁴⁸⁰</p> <p>The policy requires the provision of Sustainable Drainage including SuDS in accordance with Policy ESD7, taking account of the Council’s Strategic Flood Risk Assessment. It also states that development should be set back from watercourses.</p>	

⁴⁷⁹ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

⁴⁸⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Therefore, the policy is likely to have a negligible effect against this objective.	
3. To improve the health and well-being of the population & reduce inequalities in health.	++	++	++	<p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People’s Playspace.⁴⁸¹</p> <p>There may be potential for low density small scale formal recreational development as part of a complementary mixed use development, with Medium to Low capacity overall. In addition, there is Medium to High capacity for informal recreation connected with historic uses of the site if it were to be opened up for public access. Provision of footpath access would assist in increasing managed public accessibility.⁴⁸² Site identified as 146 has medium to low capacity for formal recreation and medium capacity for informal.</p> <p>Public rights of way follow the northern and southern boundaries of the site and continue out in to the countryside surrounding the site. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development to the wider Public Rights of Way network. There are a couple of small pockets of amenity greenspace and children and young people’s space within the site, both of which could be improved and expanded. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population; the extent of the contribution to this objective will depend upon implementation.</p> <p>The policy requires the provision of appropriate community, recreational and employment opportunities and facilities. The policy also requires contributions to health care provision, and primary and secondary school</p>	

⁴⁸¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁸² WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>place provision.</p> <p>The modified policy requires public open space to be provided to form a well-connected network of green areas, suitable for formal and informal recreation. This includes sports pitches and play areas, and indoor sport provision. Provision of Green Infrastructure links to the wider development area and open countryside should also be provided.</p> <p>The policy also requires the settlement to be designed to encourage walking and cycling, thereby promoting healthy lifestyles.</p> <p>Therefore, overall, a significant positive effect against this objective is recognised.</p>	
4. To reduce poverty and social exclusion.	+	+	+	<p>This is a large site and it is anticipated that sensitive redevelopment of the RAF base additional to that already permitted would result in a significant number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities, and the opportunity for self-build affordable housing. This will contribute towards addressing social exclusion.</p> <p>The policy requires the provision of community facilities including a community centre, and a neighbourhood police facility, and requires connectivity between new and existing communities.</p> <p>There is no way of determining whether the approximate 1,500 jobs outlined in the policy would reduce the poverty or social exclusion.</p> <p>Therefore, overall, a minor positive effect is identified for this objective.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The redevelopment and incorporation of this site into the public realm could result in an increased potential for crime on this site against the baseline. Parts of the site identified under the policy are greenfield and the development of such land could again result in an increased potential for crime on this site against the baseline.</p> <p>However, the policy requires the provision of a neighbourhood police facility, and requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor</p>	

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				positive effect on this objective overall.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	?	?	?	<p>The additional redevelopment of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets on site.</p> <p>The development will provide a range of facilities and homes that would connect to the surrounding villages and existing homes.</p> <p>The site lies in an isolated rural location. However, the majority of the site identified under the policy is previously developed land and the greenfield elements of the site would need to integrate with the proposed new settlement. The policy seeks the provision of a neighbourhood centre or hub a community hall, open space, place of worship, shops, public house, restaurant and social facilities as well as contributions towards education provision. It also requires layouts to enable a high degree of integration with development areas within the Policy Villages 5 allocation, with connectivity between new and existing communities, and the provision of a heritage centre given the historic interest of the site and its associations with the Cold War.</p> <p>Development would, however, result in significant increases in traffic and noise compared to the current situation, although the policy does require that the design and layout should reflect the management and mitigation of noise impacts associated with the development. In addition, the railway lines immediately to the west and north east may generate additional noise. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain.</p>	Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site.
7. To improve accessibility to all services and facilities.	++	++	++	<p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, the policy provides for community facilities, employment and open space. The site is also a previously developed site with existing employment and residential uses. The policy states specifically that the</p>	

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>intention is to promote walking, cycling and other methods of public transport, and provide services and facilities. It specifically seeks the integration of the new community into the surrounding network of settlements. It may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies.</p> <p>Therefore, the policy will provide for a mix of uses including, retail, employment, community and residential provision.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.	++	++	++	<p>Much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings.</p> <p>The policy requires the recycling and reuse of materials where possible, and the removal or remediation of contamination or potential sources of contamination across the whole sites.</p> <p>The proposal seeks to enable environmental improvements (including remediation of contaminated land) and preserving and enhancing the heritage interest of the site.</p> <p>The remaining areas of greenfield comprise Grade 3 (Moderate) agricultural land.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	+	+	+	<p>The site is isolated leading to long travel distances to surrounding towns however the policy states specifically that the intention is to promote walking, cycling and other methods of public transport, with the provision of footpaths and cycleways that link to existing networks. The policy also states that improved public access to public transport will be required.</p> <p>The policy also requires development to provide good accessibility to public transport and a plan for public transport provision should accompany any planning application. Also, a travel plan should</p>	<p>Enhancement: Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus</p>

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>accompany any development proposal.</p> <p>The site may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies and could therefore reduce the need to travel longer distances.</p> <p>Additionally the modified policy requires development on site to investigate the potential to make connections to and utilise heat from Ardley Energy from Waste facility to supply the heat demands of residential and commercial development on the site.</p> <p>However, the effect on the objective would depend on the detailed proposals for the site and their implementation. Therefore, overall, a minor positive effect is recognised for this objective.</p>	linkages to and from the rail station.
10. To conserve and enhance and create resources for the district's biodiversity	+	+	+	<p>The Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. The site boundary contains the Upper Heyford Airfield Local Wildlife Site and there are two District Wildlife Sites beyond the site boundary to the north and south (Kennel Copse and The Heath).</p> <p>The site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) (identified in the 2014 Landscape Sensitivity and Capacity Study) at its most sensitive locations within the Local Wildlife Site containing large stands of notable calcareous grassland habitat and confirmed presence of a population of great crested newts, as well as its potential to support a variety of protected species. Other parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered to Low/Medium (2) ecological sensitivity.⁴⁸³ The extended area has low ecological sensitivity. Site 146 has low to moderate ecological sensitivity.</p> <p>Significant residential development in close proximity to the Local and District Wildlife Sites and nearby SSSI could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the site.</p>	

⁴⁸³ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The policy states proposals must demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the former airbase in association with the provision of the settlement.</p> <p>The policy requires the submission of an Ecological Mitigation and Management Plan, with preservation and enhancement of biodiversity across the site, and wildlife corridors enhanced, restored or creates, including the provision for habitat for great crested newts and ground nesting birds.</p> <p>The policy also requires development to protect and enhance the Local Wildlife Site (including the new extension to the south).</p> <p>The policy also requires appropriate management of biodiversity and a full arboriculture survey to inform the master plan for the site.</p> <p>Despite the scale of the redevelopment of the former RAF airbase it is considered that impacts can be minimized and net gains can be provided, resulting in a minor positive effect against this objective overall.</p>	
11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment.	+	+	+	<p>The site is located within Natural England National Character Area 107: Cotswolds.⁴⁸⁴ Public rights of way follow the boundary of the site and continue out in to the countryside surrounding the site.</p> <p>The 2014 Landscape Sensitivity and Capacity Assessment concluded that the combined Landscape Sensitivity of the site is High; the combined Visual Sensitivity for the area is considered to be Medium. The extended area has medium combined landscape and visual sensitivity. Site 146 has medium-low combined landscape sensitivity and medium combined visual sensitivity.</p> <p>Although overall the site has a low capacity for residential development,</p>	

⁴⁸⁴ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>due to the diversity of areas contained within the site, residential use could be accommodated in isolated pockets of the site alongside complementary development of the site. The general capacity for residential development is considered to be medium. The expansion of existing commercial and light industrial employment within the southern area is possible without harming the wider integrity of the site. Therefore, the overall capacity for industrial and commercial development is considered to be Medium.⁴⁸⁵ The extended area has medium capacity for employment, commercial or industrial development within that area would significantly alter the existing residential character and impinge on the Conservation Areas. With regard to site 146, there is medium capacity for commercial and industrial development.</p> <p>The entire former airbase site is designated as a Conservation Area reflecting the significant heritage interest on the site and its Cold War associations and contains five Scheduled Monuments, a number of listed buildings and non designated heritage assets of national importance, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area. In addition, there are three areas recognised in the National Monuments Record.⁴⁸⁶ The Rousham, Lower Heyford and Upper Heyford Conservation Area extends into the south west part of the site identified under Policy Villages 5 and the Oxford Canal Conservation Area is beyond the site to the west. The site is in close proximity to the Grade I Rousham Park and Garden.</p> <p>The modified policy allows for residential development focused to the south of the flying field, avoiding the most historically significant and sensitive parts of the site. Furthermore, the release of green field land within the allocated site will not be allowed to compromise the necessary environmental improvements and conservation of heritage interest of the wider site.</p>	

⁴⁸⁵ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

⁴⁸⁶ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The policy sets out to conserve the historic elements of the Site. It requires that proposals demonstrate that conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the former airbase in association with the delivery of the new settlement. For example, new development should reflect high quality design that responds to the established character of the distinct character areas where this would preserve or enhance the appearance of the Former RAF Upper Heyford Conservation Area. The modified policy also requires new development to preserve or enhance the character and appearance of the Rousham, Lower Heyford and Upper Heyford Conservation Area, as well as the Oxford Canal Conservation Area, and their settings.</p> <p>The policy also requires Proposals to provide for a heritage centre given the historic interest and Cold War associations of the site.</p> <p>The overall assessment is that a minor positive effect is anticipated.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	+	+	+	<p>Development of the site would result in increased traffic, especially as the site is isolated leading to long travel distances to surrounding towns. However, the policy states specifically that the intention is to promote walking, cycling and other methods of public transport, with the provision of footpaths and cycleways that link to existing networks. The policy also states that improved public access to public transport will be required. Therefore, it is anticipated that the policy would reduce car use.</p> <p>The policy also requires development to provide good accessibility to public transport and a plan for public transport provision should accompany any planning application. The policy requires provision of linkages between the site and the train station at Lower Heyford. Also, a travel plan should accompany any development proposal.</p> <p>The site may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies and could therefore reduce the need to travel longer distances.</p>	<p>Enhancement: Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station.</p>

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The policy also requires measures to minimise the impact of traffic generated by the development on the surrounding road network through funding and/or physical works, including to any necessary capacity improvements around Junction 10 of the M40, and to the rural road network to the west of the site and around Middleton Stoney including traffic calming and management measures.</p> <p>Overall, a minor positive effect is expected.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy includes references to retention of buildings, structures, spaces and trees which should have the effect of reducing resource demand through use of existing materials / structures. Building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings with their character area.</p> <p>The policy requires the recycling and potential re-use of demolition materials where possible and demonstration of compliance with requirements in the sustainable development policies (ESD 1-5).</p> <p>Removal or remediation of contamination or potential sources will be required across the entire site.</p> <p>A minor positive effect is anticipated overall.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	<p>Apart from the policy’s requirement for the recycling and reuse of materials where possible, no specific provision is made in the policy for sustainable waste management. However, this is covered by Policy ESD3 which this policy specifically requires compliance with.</p>	
15. To maintain and improve the water quality of the district’s rivers and to achieve	+	+	+	<p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.⁴⁸⁷</p> <p>The policy’s requirement for the removal or remediation of</p>	

⁴⁸⁷ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
sustainable water resources management.				<p>contamination or potential sources of contamination across the whole site should support better water quality.</p> <p>The policy also requires improvements to the water supply and sewage network, as well as other utilities.</p> <p>Any development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the water environment. Policy ESD 3 Sustainable Development will also ensure that any new development is water efficient.</p> <p>Therefore, overall a minor positive effect is anticipated.</p>	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district.	++	++	++	<p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The modified policy requires development on site to investigate the potential to make connections to and utilise heat from Ardley Energy from Waste facility to supply the heat demands of residential and commercial development on the site.</p> <p>Furthermore, the allocated site is large in size and could itself accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. Although, at this stage, the type of renewable energy is unknown subject to the recommendations of an Energy Strategy and viability studies.</p> <p>Therefore, overall, it is likely that the site would have a significant positive effect against this objective.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. The policy outlines the site's potential to provide approximately 1,500 jobs. In addition, the construction of the site will create a significant number of</p>	

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
growth of the district.				<p>jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the site’s new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Therefore, significant positive effects are identified overall.</p>	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.	++	++	++	<p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>The policy outlines the sites potential to provide approximately 1,500 jobs.</p> <p>Therefore, significant positive effects are identified overall.</p>	
19. To encourage the development of buoyant, sustainable tourism sector.	+	+	+	<p>The Former RAF base at Upper Heyford is an important cultural and historical place. Its redevelopment is an opportunity to create a new and improved tourist attraction in the District, with positive effects against this objective.</p> <p>The policy refers to proposal providing for a heritage centre, which may well attract visitors to the site.</p>	

Appendix 8

Consultation responses to Draft SA Addendum for Main Modifications to the Cherwell Submission Local Plan (August 2014)

Consultation responses received in relation to the Draft Sustainability Appraisal Addendum for Main Modifications to the Cherwell Submission Local Plan (August 2014)

Consultee (Ref. no.)	Proposed Modification no.	Response (or summary of key relevant points in response where representation is lengthy)	How addressed in Final SA Addendum
Middleton Stoney PC (029)	157 (Our Villages and Rural Areas – Policy Villages 5: Former RAF Upper Heyford)	<p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> As the appraisal of the modification relates to allowing extra housing at the former RAF Upper Heyford site, we do not believe that this extra development is sustainable. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> Suggests that 1600 additional dwellings on site is unsound. Suggests that the Oxfordshire SHMA (2014) provides leeway for Cherwell DC; (the SHMA should not be a binding instruction) in the provision of housing at the site. The SHMA report states that it “does not apply constraints to the overall assessment of need such as environmental constraints or issues relating to congestion and local infrastructure ... they are very relevant in considering how much development can be sustainably accommodated and where new development should located.” There are traffic issues at the site – rise in traffic towards Bicester; inwards in many directions; and a rise of commercial vehicle traffic. The proposal to increase the development area from 500 to 520 hectares would require greenfield land; consultee feels there should be sufficient brownfield land within the planning permission boundary to accommodate any extra development. In summary there should be no more development on the Upper Heyford site than the 1135 dwellings already agreed (inclusive of the 314 homes to be refurbished). 	Noted. This comment relates to the plan-making process rather than the SA.
Heyford Park Residents & Community Development	Heyford Park Policies	<p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> Need to review of relative importance of spoiled (Brownfield) land at Upper Heyford Airbase to the importance of farmland. 	Noted. The SA Addendum compared two reasonable alternatives for accommodating additional

Association (072)		<p>Comments made in representation regarding Heyford Park Policies:</p> <ul style="list-style-type: none"> • Oppose use of greenfield land for planned growth at Heyford Park (support overall planned growth). • Review needed of what needs to be retained to protect the setting of ancient monuments on the airbase. • Substantial brownfield land to the north of Camp Road (use of greenfield land increase water run-off, use farmland and spoil countryside) • The preservation of the entire site north of Camp Road is not entirely justifiable – most buildings have limited remaining life and are not of sufficient character to retain. Existing developments have already been changed through ongoing development. Spoiled land should be returned to viable use rather than degenerating slowly. • Concerned about high density of housing proposed – rural setting not suitable for city density. Settlement type should be reflected in the development proposed. • Proposed modifications make little mention of employment – existing level of employment should be retained and expanded as settlement grows. It would be beneficial for local businesses to convert ex-RAF building. • Hoped that the Local Plan will address: transport (needs of pedestrians/ cyclists, public transport and improved road networks in the area) need for a village centre (retail, social and recreational services), need for a cemetery and open spaces (surrounding settlement; additionally access to designated monuments should be possible). 	<p>development at Former RAF Upper Heyford, which would have resulted in different outcomes in terms of the balance of use of previously developed land and greenfield land (see Table 7.6 and Appendix 5).</p> <p>The remaining comments relate to the plan-making process rather than the SA.</p>
RSPB (089)	<p>115 (Policy Banbury 15: Employment Land NE of Junction 11);</p> <p>116-118 (Policy Banbury 16: Land South of Salt Way West);</p> <p>116 & 119-120</p>	<p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> • Agree that the allocations commented on will have a minor impact on biodiversity. • Disagree that the allocations commented on will have minor positive effects on biodiversity. This appears to be based on the conclusion that because the proposed allocations are not near to sites of importance for biodiversity they will reduce the pressure on sites of importance elsewhere. It is suggested that this is not a true reflection of the proposed allocations' impact on biodiversity. 	<p>The SA of the Proposed Modifications take into account policy wording. For example, for Banbury Policy 17 (Land South of Salt Way East), the policy requires detailed consideration of ecological impacts, wildlife mitigation, restoration and enhancement of wildlife</p>

	(Banbury Policy 17: Land South of Salt Way East); 121-122 (Banbury Policy 18: Land at Drayton Lodge Farm); 123-124 (Policy Banbury 19: Land at Higham Way)	While the proposed allocations may not have an impact, it is inappropriate to say they have a positive impact compared to a hypothetical alternative development elsewhere. It is recommended that all the proposed allocations where this minor positive impact is identified for this reason be reclassified as “negligible effect likely”.	corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside. These have the potential for minor positive effects on biodiversity.
Framptons/Hallam Land (119)	100 (Policy Banbury 4: Bankside Phase 2)	It is the opinion of Hallam Land that the allocation has a capacity in excess of 600 dwellings (as the proposed modification states) potentially towards 750 dwellings. The SA has not necessarily determined the site capacity.	Cherwell District Council has determined the site capacity. This is not the role of the SA.
Bioscan (059)	89, 90, 91 (Proposed new policy: Bicester 13)	Specific comments made in relation to SA Addendum: <ul style="list-style-type: none"> • Positive assessment is given in relation to objective 1 (provide 300 dwellings in the area); this is flawed as the site does not have capacity for 300 dwellings without generating irreconcilable internal/ external policy conflicts. • Objective 3 recognises that there is no capacity for formal recreation provision on the south side of the site only for carefully controlled informal recreation centred on the existing footpath network. The SA suffers from lack of clarity about the extent of on and off-site formal recreation provision being proposed. • Objective 6: railway noise is recognised but implications of this for site yield appears to have not been considered. • Objective 10 does not take into account full range of known protected and notable species interests on the site, an approach that does not comply with the SEA Directive. The “medium to low” assessment of biodiversity sensitivity is open to challenge. • Objective 11: Agreed that there is low capacity of residential development on the south side of the site however disagree that it “is a greenfield site and that development here will minimise development on other greenfield lands”. Consultee writes that site 	The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the site on its own merits without policy safeguards (Appendix 5), and with policy safeguards (Appendix 7). For example, the biodiversity interest of the site was reflected in the significant negative score for SA objective 10 in the site appraisal contained in Appendix 5. The Proposed Main Modifications include a range of criteria that seek to ensure that the biodiversity interest is

		<p>has many protected species and other biodiversity resources on it (with legal obligations levied under the NERC Act) and is accessed by many residents as an open space and countryside asset. Overall "minor positive" attributed is seen as flawed.</p> <ul style="list-style-type: none"> Objective 15: need for drainage design of any development to maintain hydrological function of retained habitats is well established as a principle on site. It is not referred to here and the space implications of the delivery of SUDS scheme are not considered. Objective 17 and 18: challenges assumption that without evidence provided site can accommodate some commercial and employment land. The figure for the site area in the Proposed Main Mods document is incorrect. A further, even more incorrect figure is offered in the SA (SA Appendix 5 pages 2 – BI3). Consultee states that area should be approximately 22ha and not the 24.78ha. Consultee states that all policy commitments cannot be achieved alongside 300 units while "ensuring development is limited to areas identified as having low sensitivity to development." Consultee states that SA seems to lack objectivity and appropriate critical methodology making it open to legal challenge under SEA Directive. <p>Comments made in representation regarding MOD's 89, 90, 91: Mods 89, 90 and 91 – the delivery of 300 units cannot be achieved without compromising other named objectives (safeguarding of conservation targets, deliver no net loss or net gain in biodiversity terms). The policy cannot therefore comply with NPPF paragraphs 109,114,117 and 118 and cannot deliver a form of sustainable development in accordance with paragraph 7 (consultee uses the rest of the question 6 answer box to explain these contradictions).</p>	<p>protected in any development proposals coming forward on this site, and states that development most comply with the requirements of Policy ESD11 to secure a net biodiversity gain. These safeguards for the biodiversity interest of the site, and the requirement for enhancement were reflected in the appraisal for SA objective 10 in Appendix 7.</p> <p>The SA assumes that development proposals that do not comply with these safeguards would not be granted planning consent.</p> <p>The site area issue is a presentational matter which will be addressed by CDC.</p>
<p>Savills/Dorchester Group (158)</p>	<p>(1) Main modification No 3 – Building Sustainable Communities; (2) Main modification No 7 – The Villages</p>	<ul style="list-style-type: none"> Consultee welcomes the policies as far as they go however since this development represents the second largest strategic housing allocation within the District, with scope to expand further, as well as significant employment provision which the other residential sites will not provide, it is disappointing that it is not identified as a separate set of policies but is wrapped within the policies for the rural villages. This is wrong as the scale of the project deserves a 	

	<p>and Rural Areas;</p> <p>(3) Main modification No 154 – The Villages and Rural Areas Policy Villages 5;</p> <p>(4) Main modification No 157 – The Villages and Rural Areas Policy Villages 5</p>	<p>bespoke suite of policies. These should also recognise the greater potential of the new settlement to provide further development beyond the plan period. Unless such development opportunity is identified at this relatively early stage there is a risk that the key infrastructure will prove inadequate for the ultimate community.</p> <ul style="list-style-type: none"> • (1) Consultee welcomes the proposals to identify Former RAF Upper Heyford as a strategic site for a new settlement in the rural areas. The Upper Heyford Assessment Interim Final Report and The Landscape Sensitivity and Capacity Assessment are welcomed. Given significant scale of the developed proposed for the former RAF Upper Heyford site (2,361 dwellings) the allocation should be included in the summary at table 4. SA comments: Comments reflected in the opportunity to create a new settlement at Former Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. • (2) Given the significant existing development on site (RAF Upper Heyford) and the identified proposals to expand the allocation to over 2000 dwellings and more plus extensive employment land and community facilities is not properly reflected in a set of policies which identify the opportunity as part of the “Villages and Rural Areas” suite of policies. Clear and distinct policies specific to the location should be set out. A suite of policies should be included based on the ones identified in the plan to provide 1,600 plus the extant 761 dwellings and appropriate employment and community policies together with identification of the overall potential of the location to develop a new settlement. SA comments: Comments reflected in the opportunity to create a new settlement at Former Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. • (3) Present wording fails to consider the proper opportunity for the development of a major new settlement which can be provided. The policies should consider the overall potential to provide a new community at former RAF Upper Heyford supporting the local villages even if its delivery extends beyond the Local Plan period so that it can be planned from inception to provide the appropriate infrastructure. SA comments: Comments reflected in the opportunity to create a new settlement at Former RAF Upper Heyford which will provide a comprehensive community if planned 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>as a whole even if part of the proposals would be developed after the plan period.</p> <ul style="list-style-type: none"> (4) The policy is welcomed in so far as it goes to identifying the scale of housing and employment together with its infrastructure however it should also identify reserved land and the opportunity for further development after the Local Plan Period. The aspiration of providing “at least 30% affordable housing” should be subject to the caveat such that such a provision is subject to viability testing. There needs to be flexibility in this if the infrastructure requirements of bringing this predominantly brown field development forward demand a lesser provision. SA comments: Comments reflected in the opportunity to create a new settlement at Former RAF Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. 	<p>Noted.</p>
<p>English Heritage (161)</p>	<p>157 (Our Villages and Rural Areas – Policy Villages 5: Former RAF Upper Heyford)</p>	<p>Specific comments made in relation to SA Addendum</p> <ul style="list-style-type: none"> Table 4.1 sets out “Reasonable Criteria” for identifying reasonable alternatives with respect to the Strategic Development Locations. These criteria include Heritage Assets: “Locations that would cause substantial harm to scheduled monuments, battlefields, Grade I, II* and II listed buildings, Grade I, II* and II registered parks and gardens and Conservation Areas will not be considered reasonable alternatives”. Tables 7.1 and 7.7 indicate that the sites at Upper Heyford comply with all the reasonableness criteria except that relating to heritage assets. It is not clear why these sites are then considered to be “reasonable alternatives”. Table 8.2 states that minor positive effects are identified for SA Objective 11 for Policy Villages 5. We feel that this is misleading as the proposed additional development at the Former RAF Upper Heyford could have negative impacts on heritage assets, and certainly this assessment appears to be at odds with the conclusions of Tables 7.1 and 7.7. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> Former RAF and USAF base at Upper Heyford is a military landscape of international significance, with a particular coherence north of Camp Road. It is essential that any development is 	<p>Although Former RAF Upper Heyford has substantial heritage interest, it was not clear whether that interest might be subject to substantial harm until the SA was undertaken. For this reason it was considered to be a reasonable alternative, taking into account both the interest without policy safeguards (as presented in Appendix 5) and with the policy safeguards under the Proposed Modifications to ensure the interest is protected (Appendix 7).</p> <p>The SA assumes that development proposals that do not comply with the policy safeguards would not be granted planning consent.</p>

		handled with sensitivity.	
John Broad (163)	Bicester 11, 12, 13	<p>Specific comments made in relation to SA Addendum</p> <ul style="list-style-type: none"> • This revision of the Local Plan has been forced by new SHMA figures that have not been correctly or fully reviewed or agreed before being used. • It is noted that these revised figures have been severely criticised by MP's, local politicians and individuals. A report by Professor Alan Wenban-Smith, commissioned by CPRE, proves that the figures are overestimated by a factor of at least two (ref: 'Unsound and Unsustainable' – A critique of G L Hearn's April 2014 Oxfordshire SHMA. Urban & Regional Policy, May 2014). • Areas Bicester 11, 12 & 13 are identified as having a "significant negative effect" on the landscape, heritage & biodiversity and yet CDC still plan to destroy these area with unwarranted development. • The consultee includes comments which quote elements of the SA, including: <ul style="list-style-type: none"> - CDC has used the consultants LUC to provide a Sustainability Appraisal and Strategic Environmental Assessment and they are particularly damning regarding the potential damage to the landscape & heritage and the biodiversity! They conclude in paragraph 1.100, page 28, that Bicester 11 "could have a significant negative effect on SA objective 11 (landscape & heritage) as they are within close proximity of heritage features that could also be affected by development". What is the point of employing these consultants if CDC ignores their important findings? - CDC has used the consultants LUC to provide a Sustainability Appraisal and Strategic Environmental Assessment (August 2014) and they are particularly damning regarding the potential damage to the environment in the River Ray Conservation Target Area on both Bicester 12 & 13. On page 12 of their report they identify potential effects from "<i>Significant positive effect likely</i>" down to "<i>Significant negative effect likely</i>" using coloured bands from green to red. I do not agree with their definition, under paragraph 1.39, 	<p>The SHMA was carried out by Cherwell District Council, and forms part of the evidence that informed the SA Addendum.</p> <p>The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the sites on their own merits without mitigation (Appendix 5), and with mitigation by way of policy safeguards (Appendix 7).</p> <p>The representation draws attention to the assessment of effects prior to mitigation set out in the Submission Local Plan incorporating Proposed Modifications being taken into account.</p> <p>The SA of the Proposed Modifications, as presented in Appendix 7, assumes that development proposals that do not comply with the policy safeguards would not be granted planning consent.</p>

		<p>bullet point 7, of “<i>significant negative effect likely</i>” as they recognise the potential loss of habitats but suggest there is “<i>significant scope for mitigation and habitat restoration</i>”, which is a developer’s answer to any “significant” ecological problem. Gavray Meadows and the River Ray CTA are both important and conserved or they are destroyed and lost forever; there is no halfway mitigation possible!</p> <p>They conclude in paragraph 1.100, page 28, that Bicester 12 and 13 “could have a significant negative effect on SA objective 10 (biodiversity) as there are known biodiversity features within close proximity of the sites that could be affected by development.”</p> <ul style="list-style-type: none"> - Their chart, table 4, page 29, shows the Bicester 13 area as red, significant negative effect for biodiversity. It seems at odds with the requirement for CDC to hire these consultants but then ignore the importance of their findings with regard to Bicester 13 and to a degree Bicester 12 as well. - Consultee states that LUC report seems significantly negative with regard biodiversity and that report has been ignored by Council. 	
<p>CPRE Oxfordshire (166)</p>	<p>106 – 130 (Bicester Strategic Development)</p> <p>89, 30 and 212 (Bicester 13. Gavray Drive)</p> <p>88 and 30 (Bicester 12. South East Bicester)</p>	<ul style="list-style-type: none"> • Bicester proposed growth in housing target increased from 6,894 to 10,129. SA report quoted in relation to negative impacts on services, facilities, infrastructure, loss of greenfield and agricultural land, and is likely adverse effect on air quality, biodiversity and landscape as well as intensification of pressure on water resources and waste treatment (CPRE suggest return to projected rate of growth of the Submission Local Plan). • Severe conflict of interest in trying to bring this in as a new Strategic Housing Site when the majority of it lies within the Conservation Target Area of the Ray valley (CPRE suggest any development allocated to this site is restricted to the land west of Langford Brook). • 1500 houses and the large employment area proposed is too significant a development at the site considering the flood risk dangers, the heritage site included in the site and Ray Valley Conservation Target Area also within its boundaries (CPRE suggest 	<p>Noted.</p>

	<p>14 and 29 (Oxford Green Belt. Structure of local plan/building sustainable communities)</p> <p>61, 17, 62, 126 and 160 (Oxford Green Belt. Kidlington)</p> <p>148 – 157 (Former RAF Upper Heyford)</p>	<p>reverting to the Submission Local Plan for the site and focussing on low-in-scale well-designed buildings, both industrial and residential).</p> <ul style="list-style-type: none"> • CPRE does not agree with possibility for Green Belt review as a possible solution to meeting Oxford City’s perceived difficulties of meeting its notional housing targets. • Small scale review of Green Belt around Kidlington for employment sites not accepted “on special circumstances” as will lead to multiple future applications for the same reason. States the SA is based on the fact that existing Green Belt will be maintained (pg. 10 of response). • Allocation 1,600 dwellings at RAF Upper Heyford would represent over-development that would be unsound and unsustainable due to the impact on a historic site and the lack of appropriate transport links. • CPRE also included a report by Alan Wenban-Smith on the unsoundness of the Oxfordshire SHMA. 	
Amber Developments (156)	<p>102 and 103 (Policy Banbury 5: North of Hanwell Fields) and SA appraisal of BA367</p>	<p>Specific comments made in relation to SA Addendum (BA367):</p> <ul style="list-style-type: none"> • Conclusions of the SA Addendum in relation to this site are not accepted: SA states (pg. 69 of SA) that the proposed site have low capacity from a landscape perspective for residential due to the impact it would have on the landscape character and visual quality of the area. It is accepted that the site is visually prominent however this does not make it unsuitable for development, as the site is suitable for development provided it is designed in a sympathetic manner. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> • Developer is promoting site Dukes Meadow Drive Banbury for 400 dwellings including green infrastructure, public rights of way and sport facilities on 19.5ha. 	<p>BA367 was assessed as part of BA312.</p> <p>The SA took into account the evidence base, such as the Landscape Sensitivity and Capacity Study, and in this respect was assessed in a consistent way to all other sites.</p>

		<ul style="list-style-type: none"> • Increase of 44 additional units supported however increase is not seen as enough and additional land north of Dukes meadow Drive should be allocated. • Site is considered necessary to deliver required housing of Banbury. Should be seen as complementary to support sites already identified. The site is well related to existing facilities at Hanwell Fields, new schools on the BAN2 allocation, and employment and retail facilities to the north of the town. Bus stops are also in close proximity. There is possibility to create new linkages to the settlement making the additional allocation more sustainable. Site is not within a conservation area and does not contain any listed buildings. Site is within a non-adopted but proposed Green Buffer – however following Examination this policy is likely to be refined (land in question does not need to be kept open from residential development to prevent merging of settlements). Site is within Flood Zone 1. There are no major ecological constraints and should protected faunal species be recorded appropriate mitigation measures can be taken. There is an opportunity for ecological enhancement with development through green infrastructure network and new habitat creation. Low density at 400 units over 19.5ha would allow green infrastructure to dominate the site. Appropriate design, density and landscaping would allow the development to be incorporated into the surrounding countryside without adversely affecting it. Land is currently not being farmed and Cherwell’s overarching need for deliverable land necessitates the release of the site to meet the objectively assessed needs. 	
<p>Persimmon Homes / Charles Church Midlands (208)</p>	<p>15(Introduction to the Local Plan: Duty to Cooperate) 28, 29 (Theme Two: Policies for Building Sustainable communities: Policy BSC 1)</p>	<ul style="list-style-type: none"> • The Sustainability Appraisal fails to assess the alternative of planning for a higher quantum of housing to meet some of the wider housing market area’s needs (i.e. some of the unmet need from Oxford City). 	<p>As requested by the Inspector, the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District.</p> <p>A separate countywide working will determine whether or not a strategic</p>

			Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.
David Lock Associates/Gallagher Estates (197)	6 – Table 6: Proposed Strategic Housing Allocations 91 – New Policy Bicester 13 – Gavray Drive	<ul style="list-style-type: none"> • Support the conclusions of the SA addendum that reports land at Gavray Drive to deliver development to help meet the housing needs identified by the 2014 County SHMA. Preparing planning applications for Gavray Drive East and Gavray Drive West and will be supported by Environmental Statements that demonstrate all likely impacts that may arise from development can be adequately and appropriately mitigated to ensure that no significant adverse impacts would result. • Gallagher Estates strongly support the principle of the allocation of land at Gavray Drive. The Proposed Modifications are generally sound. Policy 13 is supported however some minor amendments to the proposed wording of Policy 13 are required to ensure the policy is both justified and effective. Including: <ul style="list-style-type: none"> - It is noted that the River Ray Conservation Target Area (RRCTA) is an "alluvial floodplain". The yellow hatching on the Proposal Map amended shows the extent of the floodplain to be larger than it actually is. The Sustainability Appraisal does not mention the Target Area in relation to Gavray Drive. 	Noted. The yellow hatching in the Proposals Map depicts the full extent of the CTA as mapped by Thames Valley Environmental Records. Table 8.2 of the SA summarises the impacts of the proposed Modifications and identifies the risk of loss of designated and priority habitats in relation to Gavray Drive. Appendix 7 contains the appraisal of Policy Banbury 13 – Gavray Drive which in SA objective 10 specifically mentions the CTA.
Bicester Local History Society (221)	89 New Policy Bicester 13 - Gavray Drive	<ul style="list-style-type: none"> • Object to Garvay Road being allocated as a strategic site - it is part of the River Ray Conservation Target Area, contains a designated Local Wildlife Site and multiple historical features are present. SA Addendum finds that the intended planning option for this site could have significant negative effect on biodiversity. • Bicester 13 also has considerable landscape value for the town. 	The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the site on its own merits without policy

		<p>Several ancient footpaths run through the site. The planned linear development along Garvay Road (as proposed) would detrimentally affect historic features of ancient hedgerows and historic Launton village parish boundary.</p> <ul style="list-style-type: none"> • Designating the site will destroy historic evidence, reduce biodiversity and amenity value. • The Local Plan does not fulfil the criteria given in the SA Addendum for Main Modifications (non-technical summary) page 9, Para 1.24, Table 1, Point 10, 'To conserve and enhance and create resources for the district's biodiversity', and Point 11, 'To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment'. • To make the Local plan sound Bicester 13 should be removed as a strategic housing site and re-instated as a Conservation Area. A smaller development on the West side of the brook (approx. 200 houses) might not be so damaging to the historical or environmental value of Bicester 13 provided there is no building east of the brook. 	<p>safeguards (Appendix 5), and with policy safeguards (Appendix 7).</p>
<p>The Tripartite (comprising Oxford University, Merton College and R. Smith) (229)</p>	<p>34, 61 and 126 relate to the SA and a failure to carry out an assessment of alternative sites within the green belt against the SA criteria (see column to the right for more details)</p>	<ul style="list-style-type: none"> • The substantial additional housing requirement (710 dwellings per annum 2011-2031) is dealt with as an addendum – this merely adds to an existing strategy rather than seeking to examine all reasonable alternatives in order to achieve sustainable development. The appraisal assumes that all committed housing land would be developed and does not consider the council's own consultant's assessments of problematic delivery or market saturation in the towns. Additionally requirements of neighbouring authorities are not considered (particularly Oxford City Council). • Argues that the SA is flawed as green belt sites have not been considered as alternatives – conclusion has been made in the SA that there is no "immediate necessity for a strategic review of the green belt". Green belt does not form one of the areas which would be excluded as a consequence of "reasonableness" criteria included in the SA and is not itself an environmental criteria which is set out in SEA regulation. • The SA should have examined prospect of including some or all of the required housing in the south of the district which is within the green belt. Development in these areas should have been 	<p>The comment on delivery and market saturation relates to the plan-making process rather than the SA.</p> <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that</i></p>

		<p>examined against SA criteria. SA is flawed without these alternative considerations.</p>	<p><i>it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require</p>
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			the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.
Oxford City Council (179)		<ul style="list-style-type: none"> • Cherwell failing to meet duty to cooperate (no provision to meet Oxford's unmet housing needs). • Significant increase in development in rural areas (in particular Upper Heyford) is not justified as the most sustainable option for development. The Sustainability Appraisal has failed to consider at least one reasonable alternative (urban extension to the north of Oxford) and therefore does not comply with SEA Directive. Planning Inspector Andrew Seaman correspondence to Wiltshire Council in respect to their submission of Core strategy in which Mr Seaman concluded that the SEA had not considered all reasonable alternatives on a level playing field which was sufficient to undermine justification for the site allocation selected is referred to. • The SA is referred to as "light touch" in terms of the scale of changes proposed (major changes to plan prepared within 11 week period) – it is also highlighted that public and stakeholders views have not had significant time to be tested. The council's duty to cooperate and lack of involvement with other LPA's has also been highlighted at this point. • There is a failure to assess reasonable alternatives – should the plan progress however the only way to improve the plan's effectiveness would be to accept an early green belt review to the south if only to meet Cherwell's own OAN and set out a clear timetable for this. Strategic green belt review has been dismissed in context of plan (which Oxford Coty Council disagree with) this option should be presented as a clear contingency strategy (para 40 and 67). • Upper Heyford development (which is rural and isolated and involves an increase of housing of 210%) is less sustainable than the alternative urban extension of Oxford. Housing allocation previously scrutinised at examination stage was noted as being limited due to considerable constraints to development. City 	<p>Inspector Note 2 09.06.14 sates in Paragraph 2: <i>'Notwithstanding the above, the tests of legal compliance and in relation to the "duty to co-operate" are considered to have been met by the Council, to date, with no compelling evidence to indicate otherwise'.</i></p> <p>the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p>

		<p>Council is not convinced these constraints have been overcome. SA Addendum assessment of site identifies lack of existing services which may lead to significant increases in traffic and air pollution/ greenhouse gases. Reasonable alternatives (such as urban extension north of Oxford) have not been considered in relation to this site and the site will also represent a major change from the submission spatial strategy given the magnitude of increase of development which in effect creates a sizeable new settlement.</p> <ul style="list-style-type: none"> • City Council are disappointed that a wider Green Belt review other than Kidlington/ Begbroke has not been considered as a reasonable alternative for the sake of meeting Cherwell's own OAN. • Issue raised that SA is not impartial – wedded to pre-set policy position on part of Cherwell District Council (given that wider Green Belt review is dismissed on grounds that there are sufficient non –Green belt sites to meet additional need). There is no reasoning given for this position despite potential for significant challenge from other parties. Inspector's note that the "<i>plan is likely to require an early review [of the Green belt] once the established process for considering the full strategic planning implications of the SHMA including any unmet needs in Oxford City has been fully considered jointly by all Oxfordshire Councils.</i>" Is referred to in support of this point. Justification for rejecting a Green belt review as a reasonable alternative is internally inconsistent, given that a Green Belt review to meet housing and employment needs is, in fact, included in the Plan and therefore assessed as a reasonable option in the SA. • The SA assessed alternative limited to existing spatial framework – no alternatives have been considered outside of this. The scale of development proposed at Upper Heyford suggests that there is a need to consider other spatial options; to consider the potential impacts of other options on sustainability objective. Without undertaking this it is not possible to say that the most appropriate alternatives have been selected to meet additional need. • SA notes that 'reasonableness' alternatives take into account the Plan objectives, geographical scope and national policy and concludes no blanket exclusion of Green Belt (in contrast to Flood Zone 3b). None of the 'reasonableness' criteria exclude a Green Belt review of area north of Oxford – rather some of the Plan's objectives would be supported by this spatial option. 	<p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>The Submission Local Plan and its August 2014 Modifications</p>
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		<ul style="list-style-type: none"> The conclusions of the SA Addendum compared to the original SA are very similar which is surprising given the magnitude of change proposed and likelihood of wide ranging impacts from this change – change refers to highest quantum of housing (1,140 dpa) – para 80 iii. 	<p>propose a small scale local review of the Green Belt to be undertaken as part of Part 2 of the Local Plan. Part 2 will be subject to Sustainability Appraisal.</p> <p>A large number of reasonable alternative sites for development were subject to SA where they were consistent with the spatial strategy. This included reasonable alternatives at Banbury, Bicester and Former RAF Upper Heyford. Taking into account the evidence base and the findings of the SA, Cherwell District Council has provided reasons why some sites or alterations to sites were included in the Proposed Modifications and others rejected.</p> <p>The original SA identified a range of significant effects both positive and negative, and the SA Addendum has come to the same conclusion, whilst noting safeguards (i.e. mitigation) that seek to avoid significant adverse effects on the environment occurring. The SA Addendum notes that the residual effect of loss of greenfield land to development remains as a significant adverse effect. It is acknowledged that there will be an increase in the</p>
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			amount of greenfield land lost to development under the Proposed Modifications, and this effect remains significant under both the Submission Plan and the Proposed Modifications.
Pandora Trading Ltd (164)	n/a	<p>Objection is raised to the Sustainability Appraisal Addendum (SAA), principally on two grounds: (i) differences between site assessments in 2012/13 and 2014, and (ii) inconsistencies in assessment between the sites.</p> <p>(i) It is interesting to note the following summary reasons relative to BAN2, BAN16 and 17 in table 7.16 of the 2013 Sustainability Appraisal (SA):</p> <p>(a) for allocating BAN2 - <i>'it is considered that growth at Southam Road is preferable to opening an area of countryside to the south of Banbury.'</i></p> <p>(b) for rejecting what is now BAN17 - <i>'the Plan chooses not to open an extensive area of countryside to the south of the town in the context of these landscape impacts and in view of the availability of other sites.'</i></p> <p>(c) for rejecting what is now BAN16 - <i>'Development in the south west would adversely affect the setting of the Banbury, extending the built form beyond the 'environmental limits' of the town, which are defined by landform, Salt Way and historic assets in particular, as well as rural views and landscape setting.'</i></p> <p>As can be determined from the above conclusions, the ability of each site to meet SA objective 11 in relation to landscape and heritage is of particular note; however, the assessment scores in each case are - significant negative for BAN2 and minor negative for BAN16 and 17. Across all of the other criteria, the three sites have very similar scores. (Table 7.1 in the SA Non-Technical Summary, 2013).</p> <p>In the 2014 SSA, however, in respect of criteria 11 (landscape/heritage), BAN16 and 17 are now significant negative, whilst BAN2 remains significant negative (Table 2 of the SSA Non-Technical Summary). (It is important to note that the BAN16 and 17 site areas assessed in 2013 and 2014, are the same). In all other respects, the sites, again, have similar</p>	<p>Some SA scores from the 2013 SA Report were revised during preparation of the SA Addendum due to reflecting updated evidence base documents and the need to re-appraise sites.</p> <p>The improvement in SA scores between the appraisals set out in Appendix 5 (and summarised in Table 2 of the SA Addendum NTS), and those set out in Appendix 7 is due more to the effect of all the specific policy requirements than changes in site areas. In general, the policy requirements include a number of mitigation and enhancement measures. The SA Addendum appraised the sites on their own merits without mitigation (Appendix 5), and with mitigation by way of policy safeguards (Appendix 7).</p>

		<p>scores.</p> <p>It is, therefore, difficult to understand how the site assessments in relation to BAN16 and 17 can have changed in the space of a year, when there has been no change to the assessment methodology or to the environmental conditions actually on the ground. This questions the very accuracy of the SA and SAA and renders it unsound.</p> <p>(ii) Appendix 7 of the 2014 SAA also considers the specific modification allocation areas of BAN16, 17 and 18, including the application of the actual policy criteria. Whilst it is accepted that the site areas in Appendix 7 are reduced from those assessed in Table 2, the differences in the conclusions between the assessments are very marked, with noticeable betterment across virtually all criteria (except criteria 8 efficient use of land).</p> <p>The largest betterment contrast is in relation to criteria 11 (landscape/heritage) where significant negative scores for the wider BAN16 and 17 sites miraculously turn into minor positives for the specific allocations and impact on biodiversity (criteria 10) go from minor negative to minor positive.</p> <p>Whilst it is accepted that a reduced site area, may, similarly reduce/increase the development impact, it is difficult to comprehend the magnitude of the changes identified.</p> <p>Again, it is considered that this raises questions as to the accuracy of the SAA and, therefore, its soundness.</p>	
<p>Boyer Planning/Bloor Homes (Western) Ltd and Trinity College (237)</p>	<p>6 – Table 4</p>	<p>Object to the omission of the land adjoining Dover Avenue and Thornbury Drive, Banbury (BA343) as a residential allocation from the Proposed Main Modifications to the submission draft of the Local Plan (Part 1).</p> <p>Omission of this land from the housing allocations results in the Deposit Local Development Plan being unsound in terms of the first test contained within Paragraph 182 of the National Planning Policy Framework, which states that the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.</p> <p>The land adjoining Dover Avenue and Thornbury Drive exhibits a number of positive elements in planning terms that support its inclusion within the Local Plan as a Strategic Allocation. First and foremost, it is felt that this site forms a logical extension to the approved scheme to the north, Core Strategy Banbury 3 Allocation - West of Bretch Hill and would rationalise the western urban fringe of Banbury in the context of the local topography</p>	<p>BA343 was assessed in the SA on a consistent basis, using the same evidence base, as for other sites. For example, the Landscape Sensitivity and Capacity Assessment stated that there is <i>'no capacity for formal recreation facilities'</i>.</p> <p>The LSCA 2013 assessed Banbury 3 and BA343 among other under site I. The LSCA noted that residential development south of Withycombe Farm would not</p>

	<p>and extent of existing development. Additional development in this location would also further contribute towards the renewal objectives of the Bretch Hill Regeneration Area (Banbury 10).</p> <p>As the land to the north is allocated in the Local Plan under Policy Banbury 3, which has been ratified by the Local Authority, its suitability for residential development has already been recognised. Given the site's immediate adjacency and similarity in context, it is therefore felt that the analysis and conclusions of the allocated site can be justifiably applied to the land adjoining Dover Avenue and Thornbury Drive, Banbury.</p> <p>The response provides background information in support of the allocation of the site.</p> <p>Also to accompany the representation is an updated Sustainability Assessment for the site (Ref: BA343). The attached assessment has been appropriately reviewed and provides a more positive assessment than the caution approach undertaken by the District Council.</p> <p>The District Council Appraisal has not sufficiently considered its relationship with the allocation Banbury 3 to the north. For instance, it is suggested within the Appraisal that there is no capacity for formal recreation facilities on site. The potential provision of formal areas of open space and an expansion of the existing allotments off Dover Avenue are clearly illustrated however by the illustrative masterplan. Furthermore, an element of formal play equipment and additional amenity space will be provided in the linked development to the north.</p> <p>The site also contributes towards reducing poverty and social exclusion, as new development would be required to provide affordable housing. Although the definitive level of affordable housing provision would be a matter for future planning applications, the importance of any additional affordable housing in Banbury cannot be understated. The site would also positively contribute towards the Council's regeneration objectives of Bretch Hill.</p> <p>An analysis of environmental impacts, sustainable transport as well as appropriate landscaping were undertaken as part of the planning process for the application to the north (13/00444/OUT). This found that any negative impacts resulting from the northern development could be sufficiently mitigated. Given the congruity of the site, it is felt that the same conclusions can be appropriately drawn.</p>	<p>be appropriate.</p> <p>For the southern part of site I the study indicated formal recreation would not be possible without regrading the land which would alter the perception of the valley , medium capacity for informal recreation and low capacity for woodland. The study also noted no capacity for employment in the entire Site I area.</p> <p>Since publication of the SA Addendum, some minor inconsistencies have been addressed in the SA, which has resulted in the scores for this site for SA objective 3 (health and well-being) changing from uncertain (?) to minor positive (+). All other scores remain the same for this site.</p> <p>The reasons that Cherwell District Council give for discounting the site remain unchanged.</p>
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Adalta Real/John Phipps (238)	6 – Table 4	<p>The Plain, Caversfield – BI226</p> <p>The Councils reasoning and justification for identifying and rejecting new residential site allocations is unsound.</p> <p>Land at the Plain, Caversfield, Bicester should be included as a residential site allocation on the basis that:</p> <ul style="list-style-type: none"> • The site was not assessed as a standalone site but as part of a wider site (Site 113) including land to the north and east, as a result the justification for rejection does not apply specifically to this site. • The landscape sensitivity of the site (rather than the enlarged area assessed) is considered low. • The sensitivity of cultural factors is low. • The visual sensitivity of the site is low and can be further mitigated with additional landscaping. • The overall landscape sensitivity of the site is low and its landscape value is low. • It has a high landscape capacity, particularly for residential development. <p>An appropriately designed scheme would not present a risk of coalescence between Bicester and Caversfield.</p> <p>Its location relative to other allocated sites and developments ensure that it can be appropriately integrated with the rest of Bicester.</p> <p>The site assessment process is therefore flawed as the site put forward has not been appropriately and objectively assessed.</p>	<p>The call for sites June 2014 and SHLAA August 2014 identify a number of sites including BI226 and overlapping site BI224 all located to the west of the village of Caversfield and to the north of Bicester. This led to the assessment of a wider area BI222 identified in the SA.</p> <p>The site area subject to SA was agreed with Cherwell District Council as being an appropriate reasonable alternative.</p> <p>The SA of this site was undertaken on a consistent basis with the other sites that were subject to SA.</p> <p>BI226 falls within an area providing an important buffer between Bicester and Caversfield and the reasons that Cherwell District Council give for discounting the site remain unchanged.</p>
David Lock Associates/Colegrave Family and Lynne Aries (241)	18 - Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Introduction	<p>Paragraphs 3.3 - 3.4 of representation statement</p> <p>In our representations to the Council on the Sustainability Appraisal Addendum for the Main Modifications to the Cherwell Submission Local Plan – Scoping Report - Consultation June 2014 (attached as Appendix 4 to this Report), we argued that as the Inspector had asked the Council to look at a new housing target of 22,800 new homes (1,140 per annum) over the Plan period between 2011 and 2031 (6,050 more than the Submission Version of the Plan) that the number of new jobs should be</p>	Noted.

		<p>increased beyond the 15,000 proposed in the Submitted Version of the Plan. We argued that using the same established homes/jobs ratio would mean that between 19,500 and 21,300 jobs (975–1065 per annum) would be required in the district to meet needs and be consistent with required housing growth of between 21,800 and 23,800 new homes as indicated in the Oxfordshire Strategic Housing Market Assessment (SHMA) (2014). In other words, this would mean between 4,500 and 6,300 more jobs to support the 6,050 additional new homes required by the SHMA.</p> <p>We are therefore pleased to note that the Proposed Modifications to the Local Plan are consistent with our earlier representations. We refer to Proposed Modification 18, Page 36 that the Plan is to be amended to refer to the SHMA need for 1,155 new jobs per annum and 1,142 new homes per annum under the 'planned economic growth forecast. Table 34 of the SHMA shows a total of some 23,091 jobs generated under this scenario. Allowing for physical, environmental and other constraints in the delivery of new jobs on sites, including those envisaged to be provided on B Class employment land and non-B Class land (e.g. A1 retail, D1, D2) we consider that the Plan is based overall on a strategy to meet objectively assessed employment needs and is therefore 'sound' in this respect.</p>	
David Lock Associates/Colegrave Family and Lynne Aries (241)	n/a	<p>Paragraph 5.8 of representation statement</p> <p>The <i>Sustainability Appraisal Addendum</i> states that the site for Policy Banbury 15 is located approximately 1-2 km north east of Banbury town centre and is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes some severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The <i>Sustainability Appraisal</i> also notes the potential for the construction of perimeter and other major access roads, ensuring that the site's new uses will be integrated and well connected to existing residential, retail and employment areas in the town.</p>	Noted.
Barton Wilmore/A2 Dominion (243)	n/a	<p>Having reviewed the SA Addendum for the Main Modifications, we wish to make the following comments on behalf of A2D:</p> <ul style="list-style-type: none"> On page 45, the SA Addendum incorrectly refers to NWB as being 390.2 hectares. The site comprises 406.5 hectares of land in total, including the Exemplar. 	<p>The SA reflects the policy as worded in the Submission Local Plan as amended by the Proposed Modifications.</p> <p>Appendix 7 contains the</p>

		<ul style="list-style-type: none"> On page 105, the Addendum summarises the impacts of the Submission Local Plan incorporating the Main Modifications in relation to NWB (Bicester 1). Here, consideration should be given the Eco-Town criteria as set out in Planning Policy Statement: Eco-Towns (2009), which have been carried forward in the NW Bicester Master Plan submitted to CDC. In Appendix 7, page 305 reviews how a development at NWB would create and sustain a vibrant community and engage cultural activity. Here the SA should consider the requirement (as set out in the Planning Policy Statement: Eco-Towns (2009) and submitted NW Bicester Master Plan) to deliver a governance structure which will engage communities. <p>In Appendix 7, page 307 the Addendum considers improved efficiency in land use. In accordance with Planning Policy Statement: Eco-Towns (2009), NWB must demonstrate a net gain in local biodiversity and the requirements for green infrastructure. The Addendum should reflect this.</p> <p>In addition to the above, the Council has published three studies undertaken on behalf of Sport England assessing the supply and demand for various forms of sports facilities over the plan period. The town wide infrastructure requirements should be addressed through the Town Wide Masterplan and any s106 requirements should be in conformity with the CIL regulations.</p> <p>The Council has also published a viability appraisal. As stated above, the NWB has been the subject of financial modelling the development has been shown to be viable.</p>	<p>appraisal of Policy Bicester 1 – North West Bicester which reflects and specifically mentions that the policy requires biodiversity projects to be developed as part of the Masterplanning process and proposals must provide a biodiversity strategy and demonstrate a net gain in biodiversity including the creation of a local nature reserve. As consequence, the summary of the impacts of the proposed Modifications in Table 8.2 reflects the EcoTowns PPS Standards.</p> <p>The scoring for SA objective 6 is 'uncertain' (?). Although the SA recognises the opportunities for this site, the impact on objective 6 will depend on implementation.</p>
<p>Blommbridge/Bicester Gateway (248)</p>	<p>82 - Bicester: Policy Bicester 10 Bicester Gateway</p>	<p>We consider that the Proposed Modification would better reflect national policy, and provide the most appropriate strategy for employment development in Bicester, if the amended wording went further than simply removing the word "specifically". We agree that this word should be deleted (as it does not add anything to the policy), but we are concerned that the policy, as drafted, does not adequately provide for the mix of uses that are essential to 'second generation' business parks: ie those parks that are not solely employment uses (ie first generation), but include a range of amenities for employees (ie second generation). This mix of uses provides for a more attractive business environment, creating a faster take up of space and ensuring much higher levels of sustainability (eg where employees do not need to travel off site for lunch, accommodation , a</p>	<p>This recommendation relates to wording of the Local Plan.</p> <p>Should further wording changes be made to this policy, they will be subject to SA to determine whether this alters the conclusions of the SA undertaken to date.</p>

		<p>conference or business meeting).</p> <p>We request that the policy should be amended to read as follows:</p> <ul style="list-style-type: none"> • Use Classes – B1 Business Uses, focusing on high tech knowledge industries, with appropriate ancillary amenity uses, including a hotel. <p>No changes to the Sustainability Appraisal are required in order to effect the change we have requested.</p>	
Planning Potential Ltd/Gleeson Developments (251)	n/a	<p>Paragraph 4.1 of representation statement</p> <p>In relation to the allocation of further proposed strategic housing sites, we object to the process followed by CDC in order to identify these sites. In our view, in order to be justified and therefore consistent with the NPPF, the Council should have used the objectively assessed housing need identified in the SHMA to inform their Sustainability Appraisal (SA). This SA should then have been used as the basis for the update to the Council's evidence base, and the identification of further sites to meet the Council's needs. Instead, the evidence base, produced by White Young Green (Landscape Sensitivity and Capacity Assessment Addendums for Bicester and Banbury) has instead been used to assess sites of the Council's choosing. This is therefore inconsistent with Paragraph 182 of the NPPF, in that the Plan has not considered reasonable alternatives; on this basis, the list of newly proposed strategic sites cannot be considered justified.</p>	As requested by the Inspector, the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. The SA has considered reasonable alternatives that are in accordance with the spatial strategy as set out in the Submission Local Plan including sites that were not assessed in the WYG 2014 Addendum.
Planning Potential Ltd/Gleeson Developments (251)	n/a	<p>Paragraph 6.11 of representation statement</p> <p>As noted above in Section 4 (para 4.1), the WYG 2014 Addendum studies only assessed certain sites, rather than allowing the objectively assessed housing need of the District inform the SA and subsequently the evidence base. Based on this inconsistent and unjustified process, we consider that the evidence base must be amended in order to ensure the housing supply and proposed strategic allocated sites are informed by the most appropriate strategy and based on proportionate evidence.</p>	The WYG Addendum addressed areas not previously assessed. The SA Addendum has taken into account the previous Landscape Sensitivity and Capacity Assessment and the 2014 Addendum when appraising reasonable alternatives and proposed Modifications.
Planning Potential Ltd/Gleeson	n/a	<p>Paragraph 6.6 of representation statement</p> <p>It is important to note that the figure of 1,140 dwellings per annum, which</p>	As requested by the Inspector, the scope of the

Developments (251)		is the objectively assessed need of the District, is not a maximum or a minimum figure, therefore the allocation of more sites at this stage to ensure that Cherwell can meet its housing targets, and reverse their past persistent under delivery, can only be positive, and make for a flexible Local Plan.	Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. Lower figures have also been assessed during the SA process.
Turley/P3Eco (253)	n/a	The Sustainability Appraisal states: "The Submission Plan indicated the site could accommodate approximately 5000 dwellings, of which at least 1793 would be delivered in the Plan period. An increase in the amount of housing and rate of delivery is now proposed to reflect work undertaken on the Masterplan for the site and the developer's delivery assessment". The increase in the rate of delivery is not reflected in the Masterplan and the Phasing and Implementation Plan is yet to be agreed by all parties. The reference to the developer's delivery assessment is also unclear.	The increase in housing numbers was informed by the masterplan for the site. The comment on delivery rate is noted although it relates to the plan-making process rather than the SA.
Pegasus Group/The Dorchester Group (259)	n/a	The additional Sustainability Appraisal (SA) work has been produced in response to the Local Plan Examination Inspector's request for Main Modifications to be prepared, to address in full the objectively assessed housing needs for the District. On behalf of the Dorchester Group, representations were submitted in response to the consultation on the SA Scoping Report which included, as a reasonable alternative, "Focussing additional growth at Former RAF Upper Heyford site". We continue to support development at this location as a suitable option to accommodate additional housing and employment requirements for the District.	Noted.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	The SA (paragraph 6.25) acknowledges the Former RAF Upper Heyford site <i>"has both residential and employment uses, and therefore is an existing community which could act as the foundations for a larger settlement"</i> . We support this recognition as it demonstrates the suitability of focussing additional development, both housing and employment, at this location. Moreover, the SA (paragraph 6.26) confirms that additional development would <i>"further reinforce its character and function as a settlement in its own right, able to support a growing range of community services and facilities"</i> .	Noted.
Pegasus Group/The	157 - Our Villages and Rural Areas:	The SA sets out a more considered approach to future development options in the context of site constraints when compared to Policy Villages	The SA of the Proposed Main

Dorchester Group (259)	Policy Villages 5: Former RAF Upper Heyford	5 as modified. Whilst the SA recognises that development at this Brownfield site has the potential to have a significant adverse effect on heritage, landscape and ecology, the SA does not reflect the constraint – driven approach to additional development set out in the modified Policy Villages 5. The SA recognises that there is scope for such effects to be limited through appropriate mitigation, and such significant adverse effects will only occur if future development is not carefully planned and designed. (SA, paragraph 6.26 to 6.32).	Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into account the policy safeguards with respect to heritage, landscape and ecology as set out in the Proposed Modifications.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	The SA considers “two broad reasonable alternative strategic housing locations” at the Former RAF Upper Heyford site, these being 1) intensification of housing provision on the existing allocated site and 2) development on land abutting the south and eastern boundary of the Former RAF Upper Heyford site. The SA recognises that both options would make a significant contribution to the new District housing requirements and have significant positive effects in terms of accessibility and to facilities and services, and employment and economic growth. In terms of employment and economic growth the conclusion of the SA reinforce our concerns that the Proposed Modifications to Policy Villages 5 is ineffective as it fails to make any provision for additional employment provision.	The SA of the Proposed Main Modifications to Policy Villages 5 take into account that the policy outlines the site’s potential to provide approximately 1,500 jobs which, even though this is not an increase from the Submission Local Plan, is considered to result in significant positive effects against SA objectives 18 and 19.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	The SA also supports our position that the focus for development at the Former RAF Upper Heyford site should be based on a brownfield first approach. Indeed the SA correctly recognises that as a large brownfield site development at this site would result in a significant positive effect on the SA Objective 8 (efficient use of land). Furthermore, the SA concludes that by contrast the option for an extension of the allocation into Greenfield land would have a significant negative effect on the same objective.	Noted.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	The SA notes that the intensification of the existing site “could” have significant negative effects on biodiversity and landscape and heritage. However, it should be recognised that these conclusions are made in the absence of any site specific detailed assessment and do not take into account mitigation which could be implemented, resulting in a less negative or even positive impact on the SA Objectives. Moreover, as a large brownfield site such conclusions in the SA are applied to the entire	The SA of the Proposed Main Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into

		site when in reality significant areas within the site will not result in such negative effects as defined in the SA Report. This reinforces the need for a detailed strategic review of the opportunities for additional development at the Former RAF Upper Heyford Site. The SA process does not benefit from such detailed site investigations and as such the conclusions reached on the negative effects associated with biodiversity, landscape and heritage can be considered to be overly cautious.	account the policy safeguards with respect to biodiversity, landscape and heritage as set out in the Proposed Modifications.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	Even with the SA scoring as set out at Table 7.6 of the SA, there is very little divergence between the two options, with the intensification of the existing site only scoring less positively as a result of conclusions on biodiversity and landscape and heritage assessment. These conclusions cannot be adequately justified due to the lack of a detailed site specific assessment. We would expect the scoring for these two categories to be amended to reflect appropriate strategies for mitigation and, where appropriate, enhancements.	The SA for the Local Plan is a strategic level assessment and as such cannot be as detailed as a detailed site specific assessment, like a project-level Environmental Impact Assessment. Table 7.6 presents the results of the SA of the two alternatives before policy safeguards are taken into account. The SA of the Proposed Main Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into account the policy safeguards with respect to biodiversity, landscape and heritage as set out in the Proposed Modifications.
Pegasus Group/The Dorchester Group (259)	157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford	In summary, consistent with our concerns in respect of the Proposed Modifications to Policy Villages 5, a detailed review of the development opportunities at the Former airbase, with future development proposals based on a strategy of brownfield first, is considered to be a robust and sustainable approach to the delivery of housing and additional employment at this location.	The SA work undertaken for the Local Plan and Policy Villages 5 is appropriate for a strategic level assessment.
Blombridge (267)	126 - Policies for Cherwell's Places:	Cherwell District Council is taking steps to recognise the potential of Kidlington. The Council has also had to respond rapidly to the requirement	The Submission Local Plan proposes a small scale local

	Kidlington	<p>for more housing established in June 2014. We are satisfied that Kidlington will be addressed in Local Plan Part 2, but equally, we are clear that the site we hold under option at The Moors (SHLAA Site K1081) performs extremely well in relation to other sites that have been put forward since June. We therefore feel obliged to make the point that the Cherwell Local Plan would be more effective, and better justified, if a 'strategic' housing site (say 300 houses) is identified as an opportunity in Kidlington.</p> <p>If the need for more housing is established during the re-opened EIP (or if some of the sites suggested by Cherwell are not deemed to be sound), we would like to propose the consideration of Site K1081, north of The Moors (see PBA's SHLAA, Appendix G under Begbroke, Kidlington & Yarnton) for immediate release. Given the amended, extensive Sustainability Appraisal, we feel that an allocation would simply require a review of the categorisation of impacts, not a new appraisal. Like Cherwell, we do not, however, see the need for a strategic review of the Green Belt or development in the Green Belt Strategic Gaps to the south and west of Kidlington.</p> <p>The Moors is well located to Kidlington town centre and is walking distance to this and the Langford Lane Employment Area. Whilst it is Green Belt, it is well-contained, physically and visually, with the flood plain to the east providing a long term defensible boundary for any Green Belt review. This site will help deliver the objectives of the Alan Baxter Master Plan for Kidlington.</p> <p>The SA should be re-run with The Moors specifically assessed, based on the established database.</p>	<p>review of the Green Belt to accommodate identified high value employment needs and the Proposed Modifications note that a small scale local review of the Green Belt around Kidlington for residential development will be undertaken if the village's local housing needs cannot be accommodated within the built up area. This would be undertaken for employment and if needed for residential development as part of Local Plan Part 2 and subject to SA.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time. This includes 'strategic' releases such as the one recommended in the representation.</p>
Savills/ University of Oxford (270)	14, 15, 60, 61, 62	<p>We reviewed the SA Addendum for the Main Modifications specifically in relation to the matters of concern raised above (see comments in supporting letter). The relevant paragraphs of the SA in this regard appear to be paragraphs 5.6 and 6.7. In paragraph 5.6, the option of accommodating housing needs (either of Cherwell or Oxford) in the Green Belt is put aside on the basis of the Inspector's note 2 (which is referred to</p>	<p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan</p>

		<p>in paragraph 5.5). There is not therefore within the SA an assessment of this option nor indeed of the effects of not addressing at this time the unmet housing needs of Oxford. These omissions from the SA are significant flaws.</p>	<p>Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been</p>
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			<p>amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p>
Savills/ University of Oxford (270)	14, 15, 60, 61, 62	<p>In paragraph 6.7, the SA refers to Green Belt guidance taken from both the NPPF and the Planning Practice Guidance (PPG). With regard to the NPPF, this should be read 'as a whole' such that the references to the importance of the Green Belt (paragraphs 17 and 79) should be read alongside those parts of the NPPG that require the objectively assessed development needs of the area to be met and other references to the importance of economic growth. We have already identified above that such an assessment has not been undertaken in the context of paragraph 5.6 of the SA, nor does it appear anywhere else.</p>	<p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the</i></p>

			<p><i>plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>Government guidance issued</p>
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			on 6 th October 2014 reinforces the Government's policy stance on the Green Belt, stating ' <i>once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan</i> '.
Savills/ University of Oxford (270)	14, 15, 60, 61, 62	Furthermore, the SA at paragraph 6.76 refers to PPG, ID: 3-034-20140306. However, that extract of the PPG relates to inappropriate development in the Green Belt. In the context of the assessment of a strategic Green Belt review, the paragraph is irrelevant. The appropriate policy for a strategic Green Belt review is that provided by the NPPF at paragraph 83, which we have referred to earlier in this letter and which we consider the Local Plan to be at odds with.	Noted. See above comments.
Savills (302)	n/a	<p>We also welcome the analysis of the site (north east of Junction 11 of the M40) contained in the SA Addendum, as follows:</p> <p>'Significant positive effects are identified for objectives 17 and 18 in relation to economic growth and employment and training opportunity. The site has a medium capacity to accommodate industrial and/or commercial development and has been proposed for employment uses classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution), create jobs and training opportunities. A minor positive effect is therefore also likely in relation to SA objective 4.'</p> <p>The SA identifies one significant adverse effect of the allocation and that is in relation to the loss of Greenfield land. This is however an inevitable consequence of providing additional land for development at Banbury, given the lack of brownfield alternatives. The other adverse effects are assessed in the SA as being minor and are not considered to outweigh the benefits of allocating the site.</p>	<p>Noted.</p> <p>In light of consistency this site now scores an uncertain effect (?) against SA objective 4, but the overall conclusions remain the same.</p>
Terence O'Rourke Ltd/Blenheim Palace (207)	3/ 4 - Building Sustainable Communities / Table 3	Previously, within the draft plan, the rural areas (including Kidlington) were to accommodate 28% of the growth within the district. Within the submitted plan this reduced to 23% and now a further reduction is suggested, providing only 22%. Indeed, the revised trajectory 2011 – 2031 highlights that, once completions/commitments, RAF Heyford, DLO Caversfield and windfall provisions are accounted for, the rest of the rural areas (including Kidlington) need only accommodate an additional 750 dwellings over the entire plan period. Indeed, with the increased allocation	The Proposed Modifications allocate a similar percentage of the total housing requirement to 'Rest of the District' (24%) as did the Submission Local Plan (23%), in accordance with the spatial strategy set out in the

		<p>at RAF Heyford, the requirements for Kidlington/Begbroke have reduced even further (excluding RAF Heyford under the submitted plan Kidlington and the rural areas would provide 3,152 dwellings – 19% of the district’s housing, whilst under the modified plan it is to provide only 2,503 dwellings – 11.5% of the district’s requirement). This is no match for the employment forecast.</p> <p>The SA provides no justification for the revised distribution and no assessment of the impact of the increased mismatch between housing and employment provisions at Kidlington/Begbroke. In this respect the revised distribution is unjustified. Hence, notwithstanding the upwards revision of the housing requirement overall, the modified plan does not represent positive planning and is contrary to the aims of the NPPF.</p> <p>Retaining the spatial distribution at 28% would amount to a requirement for the provision of 6,395 dwellings within the rural areas, including Kidlington. Similarly, retaining the submitted distribution of 19% to Kidlington/rural areas plus RAF Heyford would equate to 6490 dwellings. We note that there is now an acknowledged need for Green Belt review around Kidlington, to accommodate local housing provision, which will be undertaken through the Local Plan Part 2. In order to inform this Green Belt review, we consider that the strategic policy should provide a clear indication of expectations in order to be effective in complying with NPPF paragraph 84 (Green Belt review) and the promotion of sustainable patterns of development.</p> <p>We therefore consider that there should be an additional dwelling provision for Kidlington, resulting from a retained spatial distribution, facilitating a better match between housing and employment growth.</p> <p>Increase housing provision for the rural areas (including Kidlington) to 6,400 dwellings Require at least 1,000 dwellings to be accommodated at Kidlington, through Green Belt review</p>	<p>Submission Plan. Former RAF Upper Heyford and Kidlington fall within the ‘Rest of the District’ category. In light of the comments of the Inspector, Cherwell District Council considered that to revisit the overall spatial strategy would not constitute a reasonable alternative at this stage of the planning process.</p> <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector’s Note No. 2 – 09.06.14 state:</p> <p><i>‘For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the</i></p>
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			<p><i>extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>The Submission Local Plan proposes a small scale local review of the Green Belt to accommodate identified high value employment needs and</p>
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			the Proposed Modifications note that a small scale local review of the Green Belt around Kidlington for residential development will be undertaken if the village's local housing needs cannot be accommodated within the built up area. This would be undertaken for employment and if needed for residential development as part of Local Plan Part 2 and subject to SA.
David Lock Associates/Gallagher Estates (217)	6 - Table 4	We support the conclusions of the SA addendum that reports land at Wykham Park Farm to be a reasonable alternative to deliver strategic development to help meet the housing needs identified by the 2014 County SHMA. Gallagher Estates is preparing a planning application, to be submitted shortly, that is supported by an Environmental Statement that demonstrates all likely impacts that may arise from development of land at Wykham Park Farm can be adequately and appropriately mitigated to ensure that no significant adverse impacts would result from development of the site and would in fact result in a number of beneficial effects that include, not only the delivery of housing, but also the provision of education and community benefits to assist in the creation of a sustainable and vibrant community.	Noted.
David Lock Associates/Gallagher Estates (217)	116 - Banbury: New site policy Banbury 16 and 17	We support the conclusions of the Sustainability Appraisal Addendum that reports Land at Wykham Park Farm to be a reasonable alternative strategic development site to the Submission Local Plan, demonstrating a robust and sustainable location for housing development so as to ensure the final adopted Local Plan accommodates the objectively assessed needs of the District.	Noted.
Terrence O'Rourke/Mr and Mrs Ashworth (178)	3 - Building Sustainable Communities 4 - Table 3 28 - Theme Two: Policies for Building Sustainable communities:	Previously, within the submitted plan, the rural areas (including Kidlington) were to accommodate 19% of the growth within the district. Within the revised requirements the rural areas (including Kidlington), excluding the proposed new settlement at former RAF Upper Heyford, will only accommodate 17% of the housing growth. Indeed, the revised trajectory 2011 - 2031 highlights that, once completions/commitments, former RAF Upper Heyford, DLO Caversfield and windfall provisions are accounted for, the rest of the rural areas (including Kidlington) need only accommodate an additional 750 dwellings over the entire plan period.	The Proposed Modifications allocate a similar percentage of the total housing requirement to 'Rest of the District' (24%) as did the Submission Local Plan (23%), in accordance with the spatial strategy set out in the Submission Plan. Former RAF

	<p>Policy BSC 1</p> <p>34 - Policy BSC1: District Wide Housing Distribution</p>	<p>The SA provides no justification for the revised distribution and no evidence to the position that increased development at former RAF Upper Heyford will be able to meet rural needs. Small-scale development should be facilitated at the villages to meet those localised needs.</p>	<p>Upper Heyford and Kidlington fall within the 'Rest of the District' category. In light of the comments of the Inspector, Cherwell District Council considered that to revisit the overall spatial strategy would not constitute a reasonable alternative at this stage of the planning process.</p>
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Cherwell District Council

**Submission Cherwell Local Plan
incorporating Proposed Modifications
(October 2014)**

**Habitats Regulations Assessment: Stage
1 – Screening**

October 2014

ATKINS

Cherwell District Council

Submission Cherwell Local Plan incorporating Proposed Modifications (August 2014)

Habitats Regulations Assessment: Stage 1 - Screening

Record of Assessment of Likely Significant Effect on a European Site Required by Regulation 21 of the Conservation of Habitats and Species Regulations 2010 (as amended)


August 2014

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Executive Summary

NOTE: Natural England confirmed in its response to the Proposed Modifications to the Submission Cherwell Local Plan (August 2014) that it concurs with the conclusions of the Habitat Regulations Assessment. No additional representations were received during the consultation period on the content of the HRA and therefore no revisions have been made to the document published in August 2014

In the UK, the European Habitats Directive (Directive 92/42/EEC) has been transposed into national legislation in the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations). Regulation 21 implements the requirements of Article 6.3 of the Directive for Habitats Regulations Assessment (HRA) of a project or plan. Within the HRA, where a plan or project under consideration is likely to have a significant effect on a Special Area of Conservation (SAC) or Special Protection Area (SPA) an Appropriate Assessment is required. In HRAs, the National Planning Policy Framework (NPPF) states that consideration is also given to sites designated as Wetlands of International Importance (Ramsar sites), potential SPAs and candidate SACs. Hereafter, these sites are collectively referred to as 'international sites'

An HRA is required to determine if a document, such as a Local Plan, contains proposals that are likely to have a significant effect on international sites.

Submission Cherwell Local Plan incorporating Proposed Modifications

A HRA has been completed of Cherwell District Council's *Submission Cherwell Local Plan incorporating Proposed Modifications* (August 2014). This has included Stage 1 (Screening) of the Habitats Regulations Assessment process only. The Local Plan covers the whole district of Cherwell and is a high level strategic document that sets out broadly how the district will grow and change in the period up until 2031. The Local Plan sets out the long term spatial vision for Cherwell District and contains 76 policies that help deliver that vision.

The International Sites

There is one international site within the district of Cherwell: Oxford Meadows SAC. This site is located in the south-western corner of the district and is designated due to the lowland hay meadow habitats it supports. The site includes vegetation communities that are considered to be potentially unique in the world (due to the influence of long-term grazing and hay-cutting). The site has been traditionally managed for several centuries and so exhibits good conservation of structure and function. The site is also designated as it supports creeping marshwort. This is one of only two known sites in the UK that support this plant species.

In order to support this HRA Stage 1 (Screening), detailed traffic flow assessment and air quality assessments have been completed to determine if the development proposed in the Plan (and in combination with other planned development in Oxfordshire) will lead to a deterioration in air quality within the Oxford Meadows SAC.

There are four other international sites within 20 km of the district boundary. These are: Cothill Fen SAC, Little Wittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC. However, these sites have been eliminated from the HRA process as it is extremely unlikely that there will be any likely significant effect on these sites as a result of the Local Plan.

Other Projects and Plans

In accordance with the Habitats Regulations, the potential for likely significant effects of the Plan 'in combination' with other projects and plans has also been considered. This has taken into account the combined effects of all projects and plans which individually may not have likely significant effects. No in combination effects have been identified as part of this assessment

Results of the HRA

The Plan puts forward fifteen strategic housing allocation sites (Policies Bicester 1, Bicester 2, Bicester 3, Bicester 12, Bicester 13, Banbury 1, Banbury 2, Banbury 3, Banbury 4, Banbury 5, Banbury 16, Banbury 17, Banbury 18, Banbury 19 and Villages 5), nine proposed strategic employment sites (Policies Bicester 1, Bicester 2, Bicester 4, Bicester 10, Bicester 11, Bicester 12, Banbury 6, Banbury 15 and Villages 5) and three proposed strategic town centre allocations (Policies Bicester 6, Banbury 8 and Banbury 9). All of these sites have been assessed in detail and have been found not to lead to likely significant effects on Oxford Meadows SAC (see Table B-1 in Appendix B for justifications of these conclusions).

A total of 28 policies in the Plan may lead to development in the long term (Policies PSD1, SLE1, SLE2, SLE3, SLE4, BSC5, BSC7, BSC8, BSC9, BSC10, BSC12, ESD5, ESD14, ESD17, Bicester 5, Bicester 7, Bicester 8, Bicester 9, Banbury 7, Banbury 10, Banbury 11, Banbury 13, Kidlington 1, Kidlington 2, Villages 1, Villages 3, Villages 4 and INF1). All of these policies have been assessed in detail and have been found not to lead to likely significant effects on Oxford Meadows SAC (see Table B-1 in Appendix B for justifications of these conclusions).

The remaining policies in the Plan will not lead directly to development and will not have any likely significant effects on the Oxford Meadows SAC.

Conclusions

This HRA Stage 1 (Screening) has identified that none of the 76 policies (or the proposals therein) present in the Cherwell District Council *Submission Cherwell Local Plan incorporating Proposed Modifications* (August 2014) will lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects.

1. Introduction and Background

1.1 Background to Habitat Regulations Assessment

A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations), for all plans and projects which may have adverse effects on European sites. European sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). HRA is also required, as a matter of UK Government policy for potential SPAs (pSPA), candidate SACs (cSAC) and listed Wetlands of International Importance (Ramsar sites) for the purposes of considering plans and projects, which may affect them¹. Hereafter all of the above designated nature conservation sites are referred to as 'international sites'.

The stages of HRA process are:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an international site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an international site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an international site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstance (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

1.2 Background to this Assessment

A Habitat Regulations Assessment Stage 1 (Screening) was completed on the two previous iterations of the Local Plan :

- Cherwell District Council's *Options for Growth: Consultation on Directions of Growth and Strategic Sites – Core Strategy Development Plan Document* (September 2008). The HRA report, *Options for Growth - Consultation on Directions of Growth and Strategic Sites: Core Strategy Development Plan Document Habitats Regulations Assessment (Stage 1)*, was produced by Atkins in October 2009; and,
- Cherwell District Council's *Draft Core Strategy* (February 2010). The HRA report, *Draft Core Strategy (February 2010): Habitats Regulations Assessment, Stage 1 – Screening*, was produced by Atkins in February 2011.

¹ National Planning Policy Framework (Communities and Local Government, March 2012)

The Habitat Regulations Assessment (HRA) report produced in 2009 determined that it was not possible to conclude with certainty that there would not be significant effects on the Oxford Meadows Special Area of Conservation from the following: increased recreational usage of the SAC, decreased air quality, change in ground water flows or decreased water quality. As such the precautionary principle was employed (in accordance with the Habitat Regulations) and the Council committed to completing a HRA Stage 1 (Screening) on the next iteration of the Plan (the Draft Core Strategy).

A HRA report produced in 2011 included a thorough assessment of the four potential issues noted above and included a detailed air quality assessment. Following this assessment it was possible for the HRA to conclude that the policies within the *Draft Core Strategy* would have no likely significant effects on the Oxford Meadows SAC. Natural England (NE) agreed with the findings of this report².

A HRA of the Proposed Submission Cherwell Local Plan was undertaken in August 2012. Addendums to the HRA were published in March 2013 and October 2013 to address minor changes to the Plan. The Local Plan was submitted to the Secretary of State in January 2014. An examination into the Plan proposals commenced in June 2014 but proceedings were suspended by the Inspector to enable the Council to prepare modifications to the plan to increase the housing figures in line with those in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The HRA report has been updated accordingly to assess the impact of the proposed modifications to the Plan.

This HRA Stage 1 (Screening) has been carried out by Atkins Limited (Atkins) on behalf of Cherwell District Council for the *Submission Cherwell Local Plan incorporating Proposed Modifications* (August 2014). This information has been gathered on behalf of the Competent Authority (in this case Cherwell District Council) to allow them to make a decision on whether there will be likely significant effects on international sites as a result of the *Submission Cherwell Local Plan incorporating Proposed Modifications*.

The *Submission Cherwell Local Plan incorporating Proposed Modifications* is hereafter referred to as 'the Plan'. The Plan covers the whole district of Cherwell and is a high-level strategic document that sets out broadly how the district will grow and change in the period up until 2031. The Local Plan sets out the long term spatial vision for Cherwell District and contains 76 policies that help deliver that vision.

The findings of this Habitats Regulations Assessment (HRA) will be fed into the Sustainability Appraisal of the Local Plan.

1.3 Outline of this Report

Following this introduction:

- Section 2 outlines the methodology used for this HRA;
- Section 3 provides details relating to Oxford Meadows SAC (including its Conservation Objectives and site sensitivities);
- Section 4 outlines details of the *Submission Cherwell Local Plan incorporating Proposed Modifications*;

² E-mail confirmation of NE sign off received from Charlotte Frizzell (Lead Environmental Planning Officer at NE dated 22/03/2011)

- Section 5 details the other plans and projects identified which may lead to in combination effects on Oxford Meadows SAC;
- Section 6 details the results of the HRA for the Oxford Meadows SAC;
- Section 7 provides the conclusions of the HRA Stage 1 (Screening).

2. Methodology

The Plan

The first step of the HRA process is to gather all available information regarding the Plan. This information is pivotal for the analysis of the Plan and its impact on international sites. A summary of the Plan and its contents is given in Section 4.

Determination of the International Sites included in the HRA

The international sites that should be included in the HRA are then determined. An initial review of the Plan in light of the Habitats Regulations has been undertaken by Atkins as part of the HRA process. This initial review looked at the geographic extent or zone of influence of any impacts which could arise as a result of the Plan and considered which international sites should be included within the assessment.

As a starting point, all international sites within Cherwell and up to 20 km from its boundaries were identified³. There is one site within the district (Oxford Meadows SAC) located in the south-western corner of Cherwell.

There are also four other international sites within 20 km of the district boundary. These comprise:

- Cothill Fen SAC: Located approximately 8.75 km south-west of the district boundary;
- Little Wittenham SAC: Located approximately 17.5 km south of the district boundary;
- Aston Rowant SAC: Located approximately 18.1 km south of the district boundary; and
- Chiltern Beechwoods SAC: Located approximately 19.1 km south-east of the district boundary.

The locations of these international sites are shown on the *SPAs, SACs and Ramsar Sites within 20 km of Cherwell District* drawing (see Appendix A).

The Plan contains policies for housing and employment distribution within the district as well as outlining potential sites for where future strategic housing and employment development will take place. The Plan therefore focuses on regeneration and future development within the district. Adverse effects from the Plan are considered unlikely to extend far beyond the Plan boundary. There are unlikely to be significant emissions to air or water which could be generated through developments such as large scale power stations and quarry operations as these types of development are not included in the Plan. Little Wittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC have been eliminated from the HRA process as it is extremely unlikely that there will be any significant effects on these sites given their distance to the Plan boundary.

³ The Environment Agency Integrated Pollution Control (IPC) and Pollution Prevention and Control (PPC) guidance notes that a proposal to construct a coal or oil fired power station should consider impacts on European sites up to 15 km away (Page 4 of the *Habitats Directive – Work Instruction: Appendix 7 Technical and Procedural Issues Specific to IPC and PPC* produced by the Environment Agency in July 2004). The most recent England Leisure Visits report states that people will travel up to 17.3 km to a countryside destination (*England Leisure Visits: Summary of the 2005 Leisure Visits Survey*, Natural England, 2005). These distances have been rounded up to 20 km on a precautionary basis to ensure that all sites that may be impacted by a new development are considered as part of the HRA process.

The inclusion of Cothill Fen SAC within this HRA was considered. This was due to possible impacts to the site and its designated features from increased water abstraction associated with an increased number of houses in Cherwell district. However, consultation with Thames Water and the Environment Agency⁴ determined that the Review of Consents process carried out by these two organisations confirmed that there are currently no significant adverse effects on this international site as a result of water abstraction in this area.

Furthermore, given the distance of this site from the District it is considered highly unlikely that an increased number of dwellings in Cherwell will lead to increased recreational pressure at this SAC (the majority of development will be centred in Banbury and Bicester approximately 37 km and 23 km north of this international site respectively). Following consultation with Natural England it is noted that Cothill Fen SAC is not a well known site for recreational use. Although the site is within 17.3 km of the Plan boundary, it considered extremely unlikely that residents from Cherwell will visit this site over and above the green space within the district⁵.

Therefore this HRA is a record of the assessment of 'likely significant effects' from the Plan on one international site only: Oxford Meadows SAC. Further details of this international site including its location, designation details and conservation objectives are provided in Section 3.

Obtaining Information on International Sites with the Potential to be Affected

The next step is to gather the information on the international sites to be included in the HRA. This includes contacting Natural England for the Conservation Objectives and Favourable Conditions Tables for each European Site.

The Conservation Objectives⁶ and Favourable Conditions Tables⁷ for Oxford Meadows SAC have been obtained from Natural England for the purpose of this assessment.

Obtaining Information on Other Projects and Plans

In accordance with the Habitats Regulations, there is a need to consider the potential for likely significant effects of the Plan 'in combination' with other projects and plans.

Statutory bodies surrounding, or in close proximity to, the Oxford Meadows SAC were contacted for details of any projects or plans that have been subject to HRA to assess effects on the Oxford Meadows SAC (in order to determine if there is a cumulative impact on this international site).

The following organisations have been contacted for details of other plans and projects which have the potential for adverse effects upon the Oxford Meadows SAC.

County Councils

- Buckinghamshire County Council; and,

⁴ Pers Comms. with Steve Puck (Water Resources Manager at Thames Water) and Paul St Pierre (Area Habitats Directive Officer at the Environment Agency) on 06/04/2009. Confirmed in *Supporting Guidance: Habitats Directive: (Appendix 21) Proforma for Stage 3 Assessment of Adverse Effect on Site Integrity – Review of Consents* (Environment Agency, 11/07/05).

⁵ This conclusion has been confirmed by Alison Muldal at Natural England (Pers. Comms. 16/04/09).

⁶ Conservation Objectives for the Oxford Meadows SAC were contained within the *European Site Conservation Objectives for Oxford Meadows Special Area of Conservation Site code: UK0012845* document supplied by Natural England on 12/06/2012 (Document Ref: UK0012845-Oxford-Meadows-SAC_tcm6-31850.pdf)

⁷ Favourable Conditions Tables for the Oxford Meadows SAC were contained in the following documents: *Cassington Meadows SSSI* (December 2011, Version 2.1), *Pixey and Yarnton Meads SSSI* (July 2008, Version 1.5), *Port Meadow with Wolvercote Common and Green SSSI* (November 2007, Version 1.5) and *Wolvercote Meadows SSSI* (November 2006, Version 1.5).

- Oxfordshire County Council.

Local Planning Authorities

- Aylesbury Vale District Council;
- Chiltern District Council;
- Dacorum Borough Council;
- Oxford City Council;
- Reading Borough Council;
- South Oxfordshire District Council;
- Vale of White Horse District Council;
- West Berkshire Council;
- West Oxfordshire District Council;
- Windsor and Maidenhead Council;
- Woking Borough Council;
- Wycombe District Council; and,
- Wokingham Borough Council.

Other Statutory Bodies

- Environment Agency;
- Natural England; and,
- Thames Water.

Assessing the Impacts of the Plan ‘Alone’ and ‘In Combination’

Following the gathering of information on the Plan and the international sites, an assessment was undertaken to predict the likely significant effects of the Plan on the international sites ‘alone’. In order to inform this process, all parts of the Local Plan were assessed to see if they could result in likely significant effects on the Oxford Meadows SAC. This HRA assesses the 76 policies contained in the Plan and also takes into account the supporting text.

The findings of this assessment are given in Table B-1 in Appendix B. In order to support this assessment of likely significant effects on Oxford Meadows SAC from the Plan, traffic modelling and an air quality assessment was completed (see Appendix C). An Atkins Senior Hydrogeologist also completed an assessment of the effects of development associated with Policies relating to development in Bicester and Banbury on groundwater flows. The outcome of the assessment of these policies is included in Table B–1 in Appendix B.

Section 5 summarises the findings of the HRA in relation to Oxford Meadow SAC. Where possible, policies that have been found to have no likely significant effect on an international site have been categorised into one of five different types. This has been based on *The Habitats Regulations Assessment of Local Development Documents (Revised Draft Guidance)* produced by Natural England in February 2009:

- **Policy Type A1:** Policies that will not themselves lead to development (e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy);
- **Policy Type A2:** Policies intended to protect the natural environment, including biodiversity;
- **Policy Type A3:** Policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on an international site;
- **Policy Type A4:** Policies that positively steer development away from international sites and associated sensitive areas; and,
- **Policy Type A5:** Policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on international sites and associated sensitive areas.

The potential for likely significant effects of the Plan on the Oxford Meadows SAC 'in combination' with other projects and plans has also been considered in this HRA. Although impacts from an individual project or plan may have no likely significant effect on an international site, cumulative impacts from other plans and projects may result in an in combination effect on one or more interest features of the international site⁸. Likely significant effects by these means must also be considered. Details of plans and projects that have had HRAs completed due to potential to impact upon the Oxford Meadows SAC were reviewed in order to determine whether there is potential for in combination effects (see Section 5).

The assessment of likely significant effects is largely based on the qualifying features (interest features) of the international site. Any plan or project that causes the cited interest features of a site to fall into unfavourable condition can be considered to have a likely significant effect on the site. Stage 1 of the HRA process does not assess effects on the integrity of international sites (this forms Stage 2 of the HRA process). However the definition of integrity provided below has been taken into account during the assessment of likely significant effects:

*"...the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified."*⁹

Plans or projects can lead to significant effects on an international site by:

- Causing delays in progress towards achieving the conservation objectives of the site;
- Interrupting progress towards achieving the conservation objectives of the site;
- Disrupting those factors that help to maintain the favourable conditions of the site; and
- Interfering with the balance, distribution and density of key species that are the indicators of the favourable condition of the site.

HRA is an iterative process. Where necessary, suggestions can be made of how to amend the Plan to avoid likely significant effects on an international site. This iterative approach has been adopted as part of this assessment.

⁸ Habitat Regulations Guidance Note 4: Along or in combinations, English Nature, May 2001.

The precautionary principle (as enshrined in the Habitats Regulations) has been taken into account during this HRA. The precautionary principle is used when an HRA cannot objectively demonstrate that there will be no likely significant effects on the international sites. If this occurs the subsequent stages of HRA must be completed for the project or plan.

Consultation with Natural England

Natural England has been consulted throughout the HRA process, confirming the approach taken for the assessment¹⁰.

⁹ Part I, Section B, Paragraph 20 of *ODPM Circular 06/2005* accompanying *Planning Policy Statement 9: Biodiversity and Geological Conservation*

¹⁰ Pers. comms between Matthew Tooby (Senior Ecologist, Atkins) and Olivia Euesden (Natural England) on 03/08/2012; ongoing communications with Charles Routh (Natural England, August 2014).

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3. Oxford Meadows SAC

This section includes information about Oxford Meadows SAC, its designation status, the location of the site, a brief description of the site and its conservation objectives.

Table 3.1: Information about the Oxford Meadows SAC

Site Designation Status	Oxford Meadows SAC
Location of European Site	<p>The site is located in the south-western corner of the district of Cherwell. The majority of the SAC falls within the Oxford City Council boundary although small sections are located within the districts of Cherwell and West Oxfordshire.</p> <p>The River Thames flows through the centre of the site.</p> <p>The nearest settlement to the SAC in Cherwell is Yarnton (located approximately 0.85 km north of the SAC).</p>
Brief Description of the European Site	<p>Oxford Meadows qualifies for European protection due to the lowland hay meadow habitats it supports (Annex I habitat which is a primary qualifying feature of the site). The site includes vegetation communities that are considered to be potentially unique in the world (due to the influence of long-term grazing and hay-cutting). The site has been traditionally managed for several centuries and so exhibits good conservation of structure and function.</p> <p>The site is also designated as a European important site as it supports creeping marshwort (<i>Apium repens</i>) (an Annex II species which is a primary qualifying feature of the site). This is one of only two known sites in the UK that support this plant species.</p>
Conservation Objectives of the European Site	<p>The Conservation Objectives for Oxford Meadows SAC are to avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>This includes, subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; • The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;

	<ul style="list-style-type: none"> • The populations of qualifying species; and, • The distribution of qualifying species within the site. <p>Qualifying Features of Oxford Meadows SAC:</p> <ul style="list-style-type: none"> • Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>); and, • Creeping marshwort (<i>Apium repens</i>).
<p>Sensitivities of the European Site</p>	<p>The following key environmental requirements are needed to support the integrity of the Oxford Meadows SAC¹¹. The SAC may be sensitive to any activities which affect these:</p> <ul style="list-style-type: none"> • Minimal air pollution; • Absence of excessive nutrient enrichment of waters/good water quality; • Balanced hydrological regime: alteration to adjacent rivers may alter flooding regime and reduce botanical diversity; • Maintenance of traditional hay cut and light aftermath grazing; and • Absence of direct fertilisation.

¹¹ Identified at an HRA screening workshop carried out for the South East Plan (as noted in the *Oxford Core Strategy Habitats Regulations Assessment*, produced by Oxford City Council in September 2008).

4. Plan Details

4.1 Proposed Plan

The Plan provides the strategic context that will guide the preparation of subsequent DPDs identified in the Council's Local Development Scheme.

None of the proposals within the Plan are directly connected with, or necessary to, the nature conservation management of the Oxford Meadows SAC.

4.2 Brief Description of Plan

The Plan includes a long term spatial vision for Cherwell District. The Plan has been structured to look at:

- A strategy for Development in Cherwell: including a vision for the district, a spatial strategy and key objectives for Cherwell as a whole;
- Policies for Development in Cherwell: including policies for developing a sustainable local economy, for building sustainable communities and for ensuring sustainable development;
- Policies for Cherwell's Places: including policies for Bicester, Banbury, Kidlington and villages and rural areas. Allocation sites of strategic importance are identified within a number of these policies;
- An Infrastructure Development Plan; and,
- Monitoring Delivery.

Within the Plan there are 76 policies. These are divided into the following sections:

- Strategy for Development in Cherwell
 - Includes Policy PSD 1
- Policies for Development in Cherwell:
 - Theme One - Policies for Developing a Sustainable Local Economy: Includes Policies SLE1 to SLE5;
 - Theme Two – Policies for Building Sustainable Communities: Includes Policies BSC1 to BCS12; and,
 - Theme Three – Policies for Ensuring Sustainable Development: Includes Policies ESD1 to ESD18.
- Policies for Cherwell's Places:
 - Bicester: Includes Policies Bicester 1 to Bicester 13;
 - Banbury: Includes Policies Banbury 1 to Banbury 19;
 - Kidlington: Includes Policies Kidlington 1 and Kidlington 2; and,
 - Villages and Rural Areas: Includes Policies Villages 1 to Villages 5.

- The Infrastructure Delivery Plan: Includes Policy INF1.

The additional housing and employment growth contained in the proposed modifications to the Plan continues the existing strategy of focussing growth at the two main towns of Banbury and Bicester, with limited development elsewhere. Focussing the majority of growth at the two towns were the preferred options for housing distribution in the district as assessed in the HRA undertaken in 2009.

4.3 Provisions within the Plan that protect the International Sites

When planning applications are determined, all of the relevant policies and supporting text in the Plan are taken into account and used as the basis for decision-making.

Within the Plan, there are a number of provisions which seek to protect the natural environment and international sites:

- **Strategic Objective 14:** This objective seeks to protect and enhance the natural environment and Cherwell's core assets, maximising opportunities for improving biodiversity and minimising pollution;
- **Protection and Enhancement of Biodiversity and the Natural Environment (Section B – Theme 3):** The supporting text of Policies ESD9 and ESD10 states:

“...Appropriate measures as recommended by the HRA have been incorporated to avoid or minimise the effect of the plan proposals on the SAC in relation to water quality, natural groundwater flow, air quality and recreational use. A revised HRA was undertaken (2012) to accompany the Proposed Submission Local Plan to ensure that the plan proposals will not result in adverse effects on the SAC. Addendums to the HRA were published to accompany the focused consultation on proposed changes to the Plan (March 2013) and the Submission Local Plan (October 2013) which confirmed that there would be no likely significant effects on any Natura 2000 Sites as a result of the proposals within the Plan. A further Addendum to the HRA re-affirming these conclusions accompanies the proposed modifications to the Plan.

...if Oxford is unable to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary the Council will continue to work jointly with the other Oxfordshire local authorities to assess all reasonable spatial options of how any unmet need could be met. The consideration of all reasonable options would include undertaking a Habitats Regulations Assessment to assess the alone and in combination effects on sites of European importance.

However, as the proposals in the Local Plan are strategic by nature, any more detailed proposals that are identified in the Local Plan Part 2 will also be subject to a Habitats Regulations Assessment to determine if they are likely to have a significant impact. Similarly, if a proposed development submitted as a planning application could have a likely significant effect on Oxford Meadows SAC then consideration and assessment would need to be undertaken...”

- **Policy ESD9 – Protection of Oxford Meadows SAC:** This policy states that new development must not significantly alter ground water flows and must ensure that the hydrological regime of Oxford Meadows SAC is maintained in terms of water quantity and quality;

- **Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment:** This policy states that development which would result in damage or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated;
- **Policy ESD18 – Green Infrastructure:** This policy seeks to maintain and enhance the green infrastructure network within Cherwell. This policy will help to protect Oxford Meadows SAC as it will lead to improvements in the green infrastructure within Cherwell (and accessibility to the green infrastructure network) meaning that people will be able to enjoy the green space in their local area rather than having to travel (e.g. to Oxford Meadows SAC for a day visit); and,
- **Policy BSC11 – Local Standards of Provision – Outdoor Recreation:** This policy seeks to increase the amount of open space, sport and recreation facilities in Cherwell and outlines the required levels to be provided by each new development (based on size). The requirement to provide areas of open space within proposed developments will help to protect the Oxford Meadows SAC. This is because these areas of natural green space which will be easily accessible to local residents will help to prevent people travelling further afield for recreation purposes (e.g. to Oxford Meadows SAC for a day visit).

4.4 Housing Trajectory

The Local Plan housing trajectory 2011-2031, (August 2014), represents the anticipated annual rate of housing delivery in the current housing market (2014). It does not preclude the earlier delivery of sites.

The trajectory indicates that half of the expected housing is likely to be delivered by 2020/2021, after which the rate of delivery decreases. This HRA has taken the rate of delivery of the housing trajectory into account through the air quality ecosystem assessment (Appendix C, section D). The analysis indicates that although the expected rate of delivery is higher at the start of the Plan period, due to the change in background NO_x concentration compared with the proposed development trajectory, the worst case scenario for air quality is the future year when all developments have been completed (2031) which results in the maximum change to traffic flows. Expected changes in air quality emissions in future years beyond 2020 appear to be limited within the SAC, confirming that the correct 'worst case scenario for air quality' was selected.

5. Other Projects and Plans

A total of 2 HRAs have been identified as part of the search for other projects and plans undertaken in support of the Stage 1 Screening of the Submission Cherwell Local Plan incorporating Proposed Modifications 2014. However, reviews and updates have been undertaken for each stage of the HRA to ensure the assessment of 'in combination' effects reflects the most up to date information. The details of HRAs reviewed during previous assessments have been included below in the tables below.

Table 5.1: HRAs carried out due to possible impacts on Oxford Meadows SAC identified in 2014

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
Oxford City Council	Northern Gateway Area Action Plan HRA	<p>Conclusion: This assessment concludes that the site can be developed without any impact on the balanced hydrological regime at the Oxford Meadows SAC. There are three small areas of land within the Northern Gateway boundary that are not within the Oxford Clay Formation.</p> <p>This HRA recommends that the AAP precludes development on those areas of land until the applicant is able to submit evidence (as part of a planning application) to demonstrate conclusively that there would be no adverse impact on the integrity of the Oxford Meadows SAC from built development on those parcels of land. The AAP has included text to this effect in the section on drainage and has a policy on the conditions under which planning permission will be granted on the site in relationship to the SAC.</p>	None
Vale of White Horse	Vale of White Horse District Council: Preferred Approach Local Plan 2029 Part 1 HRA	<p>Conclusion: Pending consultation with Natural England, this Habitat Regulations Assessment concludes that the development set out in the Vale of White Horse Local Plan 2029 Part 1 will not lead to likely significant effects on any European sites, either alone or in</p>	None

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
		combination with other projects or plans.	

Table 5.2: HRAs carried out due to possible impacts on Oxford Meadows SAC identified in 2012

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
West Oxfordshire District Council	East of Carterton, Oxfordshire: (Habitat Regulations Assessment – Stage 1 Screening (February 2012)	Conclusion: The HRA concluded that this project is unlikely to have likely significant effects upon Oxford Meadows SAC as a result of altered water quality, water quantity, decreased air quality and/increased recreational pressure.	None
South Oxfordshire District Council	Appropriate Assessment of South Oxfordshire District Council's Submission Core Strategy (February 2012)	Conclusion: The HRA concluded that the plans and policies within this Plan will not lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects.	None
Oxford City Council	Oxford Core Strategy - Habitats Regulations Assessment (April 2011)	Conclusion: The HRA concluded that none of the policies in the Plan are likely to have adverse effects on the integrity of Oxford Meadows SAC with regard to the following environmental requirements of the site: maintenance of traditional hay cut and light aftermath grazing, absence of direct fertilisation, minimal air pollution, absence of nutrient enrichment of waters, good water quality, balanced hydrological regime and recreational pressures.	None
Oxford City Council	Sites and Housing DPD: Habitats Regulations Assessment (February 2012)	Conclusion: The HRA concluded that this DPD is not likely to have any adverse impact on the Oxford Meadows SAC, either alone, or in combination with other plans or projects (with mitigation measures put in place)	None (with mitigation measures put in place)

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
Oxford City Council	Barton Area Action Plan DPD: Habitats Regulations Assessment – Screening (February 2012)	Conclusion: The HRA concluded that this DPD is not likely to have likely significant effects on the Oxford Meadows SAC (including effects from air pollution, water quality, changed hydrological regime, increased recreational pressure, changed maintenance of habitats and changes in fertilisation).	None
Oxfordshire County Council	Oxfordshire Minerals and Waste Plan - Minerals and Waste Core Strategy Habitats Regulations Assessment: Screening Report for mineral and waste preferred strategies (August 2011)	Conclusion: This HRA concluded that there may be likely significant effects on from potential impacts on groundwater and surface water flows at Oxford Meadows SAC from a number of mineral extraction sites. Further HRA assessment needed (see below).	None: Although the Minerals and Waste Plan may lead to adverse effects on the integrity of Oxford Meadows SAC these effects are in relation to changes in hydrology. The HRA of the Cherwell Local Plan has confirmed that there will be no changes to the hydrology of the Oxford Meadows SAC as a result of the policies and proposals within it. Therefore no in combination effects are likely to occur with this Plan.
	Habitats Regulations Assessment for Oxfordshire Minerals Planning Strategy - Technical Supplement (January 2012)	Conclusion: This Stage 1 Screening and preliminary Stage 2 – Appropriate Assessment has concluded that there are four sites within the plan which may lead to adverse impacts on the integrity of Oxford Meadows SAC (through hydrological changes such as water levels, water quality and nutrient enrichment). The HRA states that it is currently unclear if these impacts can be successfully mitigated. A series of recommendations for mitigation are put forward but more detailed assessment is required.	

It is also noted that the following plan is currently being subject to HRA:

- West Oxfordshire District Council – Local Plan:** This HRA is currently being completed. The two key issues identified are recreational pressure and pollution in relation to road traffic, in particular airborne nitrogen, on Oxford Meadows SAC. Verbal discussions with Natural England broadly agree with the finding of no likely significant effects. The level of growth within the local authority has not been established, but is likely to be within the South East Plan figures.

- The formal findings of this HRA were not available at the time of writing of this report and, as such, in combination effects could not be considered any further as part of the Stage 1 – Screening of the Cherwell District Council’s Local Plan.

Results of Previous Other Projects and Plans Assessments (2009 and 2010)

Two HRAs were identified due to the possibility of likely significant effects on Oxford Meadows SAC in February 2011 as part of the previous HRA Stage 1 (Screening) of the *Draft Core Strategy* (February 2010). The details of each HRA and a summary of their findings are given in Table 5.3 below.

Table 5.3 HRAs carried out due to possible impacts on Oxford Meadows SAC identified in 2010

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
Vale of White Horse District Council	Vale of White Horse LDF Core Strategy: Preferred Approaches Habitat Regulations Assessment (April 2010)	<p>Conclusion: Issues of recreational pressure, air quality and water quality have all been considered in relation to impacts of the Core Strategy on the Oxford Meadows SAC. The assessment concluded no likely significant effects on Oxford Meadows SAC.</p> <p>Natural England’s View: Natural England has objected to the findings of the HRA in relation to air quality (the baseline data relating to nitrogen oxides was not up to date and needed reviewing). Natural England has asked that the HRA is revised.</p> <p>A revised version of the HRA has not been produced to date¹².</p>	<p>There is the potential for in combination effects on the Oxford Meadows SAC resulting from in combination with effects from the Vale of White Horse Core Strategy.</p> <p>However, in order for the Local Development Framework documents to be adopted it will be necessary for the Plans to be subject to a repeat of Stage 1 or the HRA process (and potentially the completion of Stage 2). Depending on the findings of the assessment(s) the documents may need to be subject to the further stages of the HRA process: Stage 3 – Assessment of Alternative Solutions and Stage 4 - IROPI.</p> <p>Where necessary, appropriate mitigation measures for the documents will need to be agreed with Natural England (to ensure adverse effects on integrity</p>

¹² Consultation with Vale of White Horse District Council in June 2012 confirmed that an update is currently being commissioned

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Proposed Submission Cherwell Local Plan?
			<p>of Oxford Meadow SAC do not occur). Should the documents progress to Stage 4 of the HRA process it will be necessary for the Council to agree suitable compensatory measures to offset the negative effects with the Secretary of State and Natural England. Only once the mitigation measures or compensatory measures have been agreed with the relevant bodies will the plan(s) be adopted.</p> <p>The mitigation measures will ensure that there are no in combination effects on Oxford Meadow SAC.</p>
Oxford City Council	Oxford Core Strategy Habitats Regulations Assessment (updated version, July 2009)	<p>Conclusion: This Habitats Regulations Assessment has concluded that none of the policies in the Oxford 2026 Core Strategy Proposed Submission Document are likely to have significant effects on the Oxford Meadows SAC.</p> <p>Natural England's View: Natural England had concerns relating to the Northern Gateway project and thinks further assessment was required in relation to recreational pressure, air quality and hydrology. The Plan states that HRA will be undertaken of lower tier documents (e.g. the Area Action Plan). The Plan (and the Natural England comments) has been submitted to the Planning Inspector and the Plan has now been adopted.</p>	None

Seven HRA's were identified due to the possibility of likely significant effects on Oxford Meadows SAC in October 2009 as part of the previous HRA Stage 1 (Screening) of the *Options for Growth: Consultation on Direction of Growth and Strategic Sites – Core Strategy Development Plan Document* (September 2008). The details of each HRA and a summary of their findings are given in Table 5.4 below.

Table 5.4: HRAs carried out due to possible impacts on Oxford Meadows SAC identified in October 2009

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Submission Draft of Core Strategy?
Cherwell District Council	Appropriate Assessment of Draft Revised Comprehensive Planning Brief SPD for the Upper Heyford Airbase: Screening (September 2006)	<p>Possible impacts on the Oxford Meadows SAC from a possible decrease in air quality and a change in hydrological regime (HRA completed before the Environment Agency Review of Consents and Flood Risk Management Strategy – see below).</p> <p>The report suggests avoidance and mitigation measures to be incorporated into the final draft of the SPD.</p> <p>Conclusions: Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.</p>	None (with mitigation measures put in place)
Environment Agency	Oxford Flood Risk Management Strategy - Strategic Environmental Assessment - Environmental Report (June 2009)	<p>Possible impacts on Oxford Meadows SAC from flood risk management and water resource plans suggested within the report. There are some uncertainties regarding operation of a flood storage area and potential impacts on Oxford Meadows SAC. To address these uncertainties, the Environment Agency is recommending further research. If this work shows that there would be significant impacts to designated nature conservation sites which could not be mitigated or compensated for, then the flood storage area will not be implemented.</p> <p>However there are no likely significant impacts on the SAC from current water abstraction activities¹³.</p> <p>Conclusion: No likely significant effects on the Oxford Meadows SAC are anticipated.</p>	None
Oxford City Council	Oxford Core Strategy Habitats Regulations Assessment (September 2008)	<p>Conclusion: No likely significant effects on the Oxford Meadows SAC are anticipated.</p>	None
South East England Regional	Regional Spatial Strategy (RSS) for the South East	The HRA concludes that although the final RSS has not itself lowered housing allocations for those sub-regions or	None

¹³ Page 39 of report and confirmed in *Supporting Guidance: Habitats Directive:(Appendix 21) Proforma for Stage 3 Assessment of Adverse Effect on Site Integrity – Review of Consents* (Environment Agency, 11/07/05)

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Submission Draft of Core Strategy?
Assembly	- Sustainability Appraisal and Habitats Regulations Assessment/ Appropriate Assessment of the Secretary of State's Final Revisions (April 2009)	<p>districts in which the HRA/AA of the draft Proposed Changes identified a potential conflict with European sites it does provide (via the feedback loop) within Policy NRM5 a clear opportunity for this to occur if lower tier assessments and the further detail that will arise during implementation planning confirm that the required levels of housing cannot be delivered.</p> <p>Although the RSS does not provide detailed avoidance and mitigation strategies for all impacts and effects that may arise from the Plan upon every European site (both since the housing and employment etc allocations in the RSS generally lack sufficient spatial specificity to allow a detailed assessment and because it would require a policy for each European site which would make the Plan repetitive and unwieldy) it sets out a policy framework through which additional guidance of this nature to local authorities can and will be provided by the Secretary of State through Supplementary Planning Documents or similar.</p> <p>Conclusion: The final South East Regional Spatial Strategy has (within the constraints of mechanisms available to regional planning policy) made extensive changes to policy in order to ensure that adverse effects do not result on European sites. There is also acknowledgement within the RSS that the regional HRA/AA and mitigating policies are inevitably high-level, but this is recognised and allowed for through a policy framework to produce more detailed tailored guidance and for regional allocations to be revised in the light of new data coming forward from lower tier HRA/AA or other relevant studies (e.g. Water Cycle Studies). These measures thus ensure the greatest confidence possible within the confines of regional planning that development under the South East Plan will not result in adverse effects on European sites.</p>	

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Submission Draft of Core Strategy?
Vale of White Horse District Council	Habitat Regulations Assessment of the Vale of the White Horse LDF Core Strategy Issues and Options - Screening Report (Final) (November 2008)	<p>Possible impacts on Oxford Meadows SAC from policies in the Plan due to:</p> <ul style="list-style-type: none"> • Decreased water quality; and • Increased recreational usage of the site. <p>The report suggests avoidance and mitigation measures to be incorporated into the final draft of the Core Strategy.</p> <p>Conclusions: Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place. Stage 2 and potentially Stage 3 of HRA required to determine impacts on the Oxford Meadows SAC from decreased water quality.</p> <p><i>N.B. Conclusions now superseded by information provided in the HRA of the Preferred Approaches Core Strategy produced by this Council in April 2010 (see Table 5.3 above).</i></p>	See Table 5.2 above
West Oxfordshire District Council	Sustainability Appraisal Scoping Report - Appendix 4 Appropriate Assessment – Scoping Statement (February 2008)	<p>Possible impacts on Oxford Meadows SAC from policies in the Plan due to:</p> <ul style="list-style-type: none"> • Alteration of hydrological regime (due to increased water abstraction); • Decreased water quality; • Increased air pollution; and, • Mineral extraction. <p>The report suggests avoidance and mitigation measures to be considered when site options are developed in West Oxfordshire and when Local Development Framework Plans are developed (which will be subject to the HRA screening and assessment process).</p> <p>Conclusions: Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.</p> <p>Natural England's View: Natural England has requested that the relevant stages of the HRA process are completed for the West Oxfordshire Local Development Framework Plans as they are developed.</p>	None (with mitigation measures put in place by West Oxfordshire District Council)
Department for Communities	Eco-towns Sustainability Appraisal and	Possible impacts on Oxford Meadows SAC from policies in the Plan due to increased recreational usage of the	None (with mitigation measures put in place by Eco-towns).

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects With Submission Draft of Core Strategy?
and Local Government	Habitats Regulations Assessment of the Eco-towns Programme Weston Otmoor and Cherwell (November 2008).	<p>site.</p> <p>The report suggests avoidance and mitigation measures to be incorporated into the Eco-Towns Planning Policy Statement.</p> <p>Conclusions: Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.</p>	

6. HRA Stage 1 Screening Results

Site Designation Status	Oxford Meadows Special Area of Conservation (SAC)
Describe the individual elements of the Plan likely to give rise to impacts on the International Site	<p>None of the 76 policies (or the proposals therein) present in the Cherwell Local Plan Submission Local Plan incorporating Proposed Modifications will lead to likely significant effects on Oxford Meadows SAC.</p> <p>The Plan puts forward fifteen strategic housing allocation sites (Policies Bicester 1, Bicester 2, Bicester 3, Bicester 12, Bicester 13, Banbury 1, Banbury 2, Banbury 3, Banbury 4, Banbury 5, Banbury 16, Banbury 17, Banbury 18, Banbury 19 and Villages 5), nine proposed strategic employment sites (Policies Bicester 1, Bicester 2, Bicester 4, Bicester 10, Bicester 11, Bicester 12, Banbury 6, Banbury 15 and Villages 5) and three proposed strategic town centre allocations (Policies Bicester 6, Banbury 8 and Banbury 9). All of these sites have been assessed in detail and have been found not to lead to likely significant effects on Oxford Meadows SAC (see Table B-1 in Appendix B for justifications of these conclusions).</p> <p>A total of 28 policies in the Plan may lead to development in the long term (Policies PSD1, SLE1, SLE2, SLE3, SLE4, BSC5, BSC7, BSC8, BSC9, BSC10, BSC12, ESD5, ESD14, ESD17, Bicester 5, Bicester 7, Bicester 8, Bicester 9, Banbury 7, Banbury 10, Banbury 11, Banbury 13, Kidlington 1, Kidlington 2, Villages 1, Villages 3, Villages 4 and INF1). However, these policies do not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of these policies, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have any likely significant or adverse effects on the integrity Oxford Meadows SAC (or that effects can be adequately mitigated). If it cannot be proven that there will no likely significant or adverse effects on the integrity of this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta of development are provided</p>

	<p>within these policies, this approach to the HRA process will not affect the deliverability of the plan. Therefore, these policies are predicted not to lead to likely significant effects on Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from the Plan alone.</p>
<p>Describe any likely direct, indirect or secondary impacts of the Plan on the International Site by virtue of:</p> <ul style="list-style-type: none"> • Size and scale; • Land take; • Resource requirements (i.e. water extraction etc); • Emissions (disposal to land, water or air); • Excavation requirements; • Duration of construction, operation, decommissioning etc.; and • Other. 	<p>There are no likely direct, indirect or secondary impacts on the qualifying features of Oxford Meadows SAC from any of the policies in the Plan (see Table B-1 in Appendix B below).</p>
<p>Describe any likely changes to the international site arising as a result of:</p> <ul style="list-style-type: none"> • Reduction of habitat area; • Disturbance to key species; • Habitat or species fragmentation; • Reduction in species density; • Changes in key indicators of conservation value (e.g. water quality); and • Climate change 	<p>There are no likely changes to the qualifying features of Oxford Meadows SAC from any of the policies in the Plan (see Table B-1 in Appendix B below).</p>
<p>Describe whether the Plan will lead to likely significant effects on the international site alone or in combination</p>	<p>There are no likely significant effects on the Oxford Meadows SAC from the Plan alone (see above)</p> <p>In combination effects have been considered as part of this assessment. None of the other projects and plans identified in Section 5 (see above) will lead to significant effects on Oxford Meadows (providing mitigation measures are put in place).</p> <p>The assessment identified the possibility of development in Cherwell, in combination with planned development in the rest of Oxfordshire,</p>

leading to a deterioration of air quality within the Oxford Meadows SAC. Traffic and air quality assessments have been completed (see Appendix C) and it has been determined that there are no likely significant effects on Oxford Meadows SAC from the development proposed in the Local Plan alone, or in combination with development to be provided in Central Oxfordshire by 2031 (see Table B-1 in Appendix B).

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7. Conclusions

Is the Submission Cherwell Local Plan incorporating Proposed Modifications 2014 likely to have a significant effect 'alone or in combination' on Oxford Meadows SAC?

Atkins has completed Stage 1 of the Habitats Regulations Assessment process for the Cherwell District Council's Submission Cherwell Local Plan incorporating Proposed Modifications (August 2014).

HRA is required by Regulation 21 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) for all plans and projects which may have adverse effects on international sites. One international site is considered in this HRA: Oxford Meadows SAC. This HRA has assessed whether the 76 policies included in the Plan are likely to lead to significant effects on Oxford Meadows SAC and what these likely impacts are.

The Plan puts forward fifteen strategic housing allocation sites (Policies Bicester 1, Bicester 2, Bicester 3, Bicester 12, Bicester 13, Banbury 1, Banbury 2, Banbury 3, Banbury 4, Banbury 5, Banbury 16, Banbury 17, Banbury 18, Banbury 19 and Villages 5), nine proposed strategic employment sites (Policies Bicester 1, Bicester 2, Bicester 4, Bicester 10, Bicester 11, Bicester 12, Banbury 6, Banbury 15 and Villages 5) and three proposed strategic town centre allocations (Policies Bicester 6, Banbury 8 and Banbury 9). All of these sites have been assessed in detail and have been found not to lead to likely significant effects on Oxford Meadows SAC (see Table B-1 in Appendix B for justifications of these conclusions).

A total of 28 policies in the Plan may lead to development in the long term (Policies PSD1, SLE1, SLE2, SLE3, SLE4, BSC5, BSC7, BSC8, BSC9, BSC10, BSC12, ESD5, ESD14, ESD17, Bicester 5, Bicester 7, Bicester 8, Bicester 9, Banbury 7, Banbury 10, Banbury 11, Banbury 13, Kidlington 1, Kidlington 2, Villages 1, Villages 3, Villages 4 and INF1). However, these policies do not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of these policies, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have any likely significant or adverse effects on the integrity of Oxford Meadows SAC (or that effects can be adequately mitigated). If it cannot be proven that there will no likely significant or adverse effects on the integrity of this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta of development are provided within these policies, this approach to the HRA process will not affect the deliverability of the plan. Therefore, these policies alone have been found not to lead to likely significant effects on Oxford Meadows SAC.

The remaining policies in the Plan will not lead directly to development and will not have any likely significant effects on the Oxford Meadows SAC.

Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from any of the 76 policies (or proposals therein) contained in the Cherwell Local Plan: Submission Cherwell Local Plan incorporating Proposed Changes (August 2014) alone.

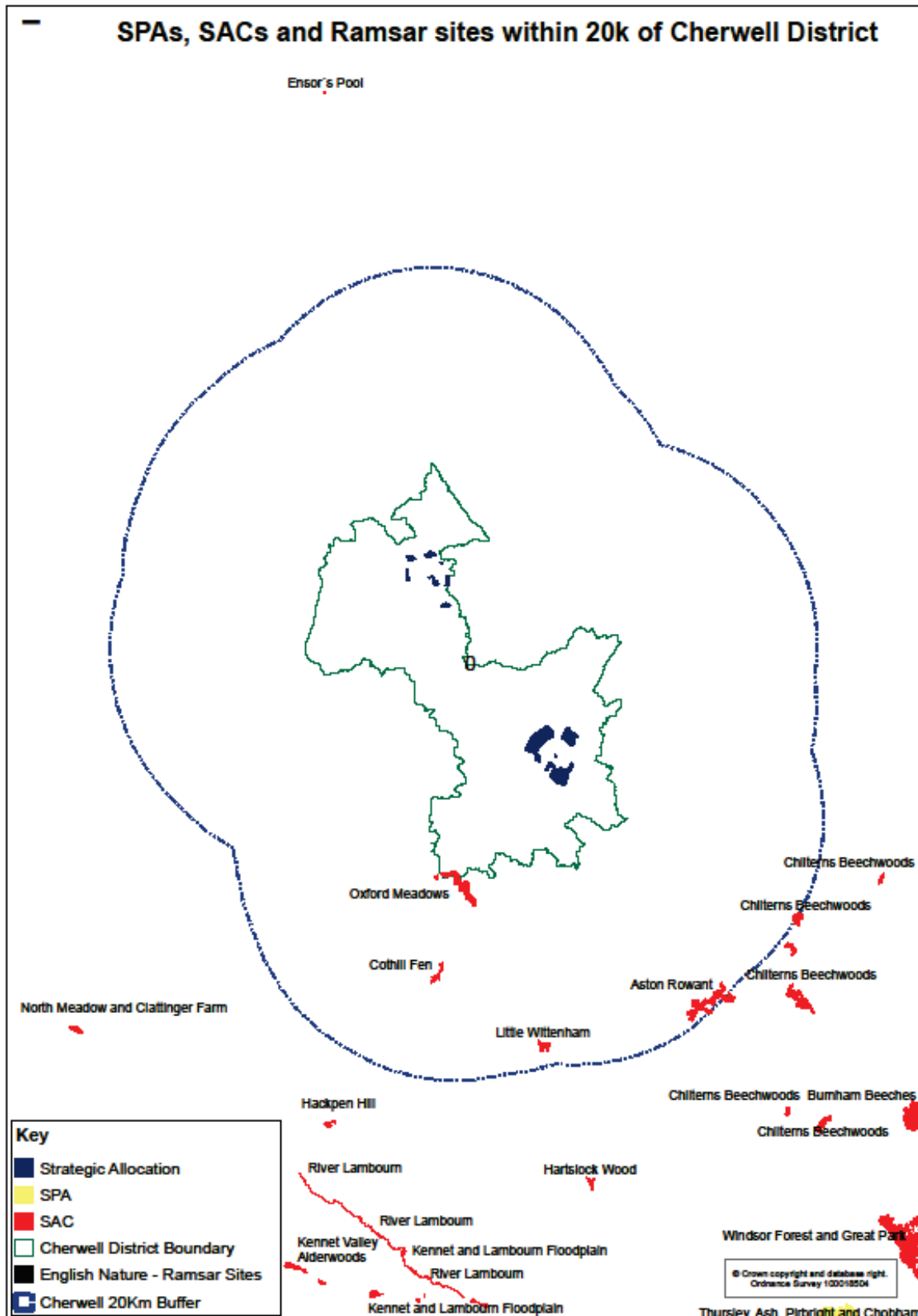
In accordance with the Habitats Regulations, this Stage 1 of the Habitats Regulations Assessment has also completed an in combination assessment. None of the other projects and plans identified (see Section 5) will lead to significant effects on Oxford Meadows in combination with the Policies contained in the Local Plan (providing mitigation measures are put in place). The HRA identified the possibility of development in Cherwell, in combination with planned development in the rest of Oxfordshire, leading to a deterioration of air quality within the Oxford Meadows SAC. Traffic and air quality assessments have been completed (see Appendix C) and it has been determined that there are no likely significant effects on Oxford Meadows SAC from the development proposed in the Local Plan alone, or in combination with other planned development to be provided in Oxfordshire by 2031 (see Table B-1 in Appendix B).

In conclusion, the Stage 1 (Screening) assessment has determined that the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications (August 2014) will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.

Appendix A

Drawings

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Appendix B

Results of the HRA on Each Policy in the Submission Cherwell Local Plan incorporating Proposed Modifications August 2014

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B.1 HRA Results Tables

This Appendix contains Table B-1 (see below) which summarises the features of each of the proposed policies within the Plan and whether each policy is considered to have a likely significant effect on the Oxford Meadows SAC.

The likely significant effects take into account the measures in the Plan which seek to protect international sites.

Where possible, policies that have been found to have no likely significant effect on an international site have been categorised into one of five different types:

- **Policy Type A1:** Options/policies that will not themselves lead to development (e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy);
- **Policy Type A2:** Options/policies intended to protect the natural environment, including biodiversity;
- **Policy Type A3:** Options/policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on an international site;
- **Policy Type A4:** Options/policies that positively steer development away from international sites and associated sensitive areas; and,
- **Policy Type A5:** Options/policies that would have no effect because no development would occur through the policy itself, the development being implemented through later policies in the same plan (which are more specific and therefore more appropriate to assess for their effects on international sites and associated sensitive areas)

This has been taken from *The Habitats Regulations Assessment of Local Development Documents (Revised Draft Guidance)* produced by Natural England in February 2009.

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Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Policies for Development in Cherwell: Theme One – Policies for Developing a Sustainable Local Economy				
PSD1	Presumption in Favour of Sustainable Development	<p>When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether:</p> <ul style="list-style-type: none"> any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in the Framework indicate that development should be restricted. 		<p>The principles of this policy will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policies ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will be no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
SLE1	Employment Development	<p>This policy outlines the criteria developers will have to meet if they wish to :</p> <ul style="list-style-type: none"> change the use of an employment site (or develop it for non-employment use); Put forward employment proposals at Banbury or Bicester on new, non-allocated sites; Put forward new employment proposals within rural areas. 	No	<p>This policy may lead to development (e.g. employment development proposals). However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents.</p> <p>Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policies ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will be no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
SLE2	Securing Dynamic Town Centres	<p>This policy states that retail and other town centre uses will be directed towards the three urban centres of Banbury, Bicester and Kidlington.</p> <p>The policy also outlines the criteria that proposals for such uses outside these centres will have to meet in order to be considered for planning permission (e.g. there is a proven need for the development).</p>	No	As for SLE1 – Employment Development (see above).
SLE3	Supporting Tourism Growth	This policy states that the Council will support proposals for new or improved tourist facilities.	No	As for SLE1 – Employment Development (see above).
SLE4	Improved Transport and Connections	<p>This policy states that the Council will support key transport proposals including:</p> <ul style="list-style-type: none"> Transport improvements at Banbury and Bicester in accordance with the County Council's Local Transport Plans and Movement Studies 	No	<p>This policy will lead to development in the long term. However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and/or will be detailed in lower tier planning documents. None of these proposals are committed to by this Plan and will be expected to adhere to the policies outlined in the Local Plan as and when they arise.</p> <p>The County Council's Local Transport Plan will need to be subject to a Habitats Regulations Assessment. The Bicester and Banbury Movement Studies consider the strategic allocations sites detailed in Policies</p>

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
		<ul style="list-style-type: none"> Projects associated with East-West rail; Rail freight associated with development Graven Hill, Bicester; and Improvements to M40 junctions 		<p>Bicester 1, Bicester 2, Bicester 3, Bicester 4, Bicester 6, Bicester 8, Bicester 10, Bicester 11, Bicester 12, Bicester 13, Banbury 1, Banbury 2, Banbury 3, Banbury 4, Banbury 5, Banbury 6, Banbury 8, Banbury 9 Banbury 16, Banbury17, Banbury 18, Banbury 19, and Villages 5) below. The traffic generated by these allocations and subsequent air quality effects on Oxford Meadows SAC have been assessed as part of this HRA and no likely significant effects have been identified (see below). As such, it is considered that the construction of these new roads will not lead to significant effects on Oxford Meadows SAC. Furthermore, these proposals will be presented in detail in the Banbury Masterplan and the Bicester Masterplan (to be progressed following adoption of the Local Plan). If necessary, these plans will be subject to the HRA process and any requirement for mitigation will be identified as part of these assessments.</p> <p>The East-West Rail projects are under way and have been/are undergoing Environmental Impact Assessments. The Council is not responsible for funding or delivering these schemes. Should any planning applications arise in relation to these projects, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policies ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will be no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not give permission for the development to be constructed.</p> <p>Rail freight associated with Graven Hill is also outlined in this policy. There is a current outline planning application for development at Graven Hill (planning reference: 11/01494/OUT). The Masterplan that accompanies this application refers to the potential for rail freight. However, the Masterplan is indicative only and does not form part of the application. Therefore any rail freight proposal would need to be subject to a separate planning application. An Environmental Impact Assessment (EIA) has been prepared to support the application and this includes reference to the potential for rail freight to be used to serve an area of employment development which forms part of the proposals. The potential for rail freight is not assessed as part of the EIA but the employment development is. The transport assessment that forms part of the EIA indicates that discussions have been held with Network Rail regarding the potential for rail freight. However, this has not been assessed at this stage as more details of the users/occupiers of the employment land and whether they are likely to use a rail freight facility would need to be known before this could be undertaken. The Council is not responsible for funding or delivering these schemes. Should any planning application arise in relation to rail freight at this location all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policies ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will be no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
SLE5	High Speed Rail 2 – London to Birmingham	<p>This policy states that the design and construction of the High Speed 2 Rail Link (HS2) must minimise adverse effects on the environment, economy and local communities in Cherwell.</p> <p>It also sets out criteria that HS2 will be expected to meet (e.g. high quality design to protect the environment from noise and visual intrusion).</p>	No	<p>Policy Type A1: This policy will not lead to directly development. It provides criteria for development only.</p>

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Policies for Development in Cherwell: Theme Two – Policies for Building Sustainable Communities				
BSC1	District Wide Housing Distribution	This policy outlines the distribution of housing within the District. The policy states that 22,840 additional homes are to be provided between 1 st April 2011 and 31 st March 2031.	No	Policy Type A5: This policy identifies that a total of 22,840 additional homes will be provided in Cherwell district by 2031. However, this policy will have no effect on Oxford Meadows SAC as no development will occur through the policy itself. Development will be implemented through Policies Bicester 1, Bicester 2, Bicester 3, Bicester 12, Bicester 13, Banbury 1, Banbury 2, Banbury 3, Banbury 4, Banbury 5, Banbury 8, Banbury 16, Banbury 17, Banbury 18, Banbury 19 and Villages 5). None of these seventeen policies have been found to have a likely significant effect on the qualifying features of Oxford Meadows SAC.
BSC2	The Effective and Efficient Use of Land – Brownfield land and Housing Density	This policy states that development must make efficient and sustainable use of land and encourage the re-use of previously developed land in sustainable locations.	No	Policy Type A1: This policy will not lead to directly development. It provides criteria for development only.
BSC3	Affordable Housing	This policy sets out the affordable housing requirements for all proposed developments (e.g. at Banbury and Bicester all developments that include 10 or more dwellings will be expected to provide at least 30% affordable homes on site).	No	Policy Type A1: This policy will not lead to directly development. It provides criteria for development only.
BSC4	Housing Mix	This policy states that new residential development will be required to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities.	No	Policy Type A1: This policy will not lead to directly development. It provides criteria for development only.
BSC5	Area Renewal	This policy states that the Council will support renewal proposals that improve the physical and community fabric of a defined area, improve social outcomes, improve health and wellbeing, educational attainment and employment outcomes.	No	This policy may lead to development. However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan. Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.
BSC6	Travelling Communities	This policy states that sites for travelling communities will be identified in the Local Neighbourhoods Development Plan Document (a lower tier plan document). The policy outlines the criteria which identifying sites suitable for Gypsies, Travellers and Travelling Showpeople should adhere to.	No	Policy Type A1: This policy will not lead directly to development. It provides the criteria that must be met for the locations of Gypsy and Traveller sites to be considered in the Local Neighbourhoods Development Plan Document.
BSC7	Meeting Education Needs	This policy states that the Council will work with partners to ensure the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills.	No	As for Policy BSC5 – Area Renewal (see above).
BSC8	Securing Health and Wellbeing	This policy states that the Council will support the provision of	No	As for Policy BSC5 – Area Renewal (see above).

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
		health facilities in sustainable locations.		
BSC9	Public Services and Utilities	This policy states that the Council will support proposals which involve new or improvements to public services/utilities.	No	As for Policy BSC5 – Area Renewal (see above).
BS10	Open Space, Outdoor Sport and Recreation Provision	This policy outlines the criteria that the Council will follow in order to ensure that an appropriate quantity and quality of open space, sport and recreation provision is secured in the District (e.g. protecting sites of existing value).	No	As for Policy BSC5 – Area Renewal (see above).
BSC11	Local Standards of Provision – Outdoor Recreation	This policy states that all development proposals are required to contribute towards the provision of open space, sport and recreation. The policy outlines the amount, type and form of open space to be provided by each development (based on the nature and size of the development proposed).	No	Policy Type A1: This policy will not lead directly to development. It provides criteria for development only. Furthermore, the requirement to provide areas of open space within proposed developments will help to protect the Oxford Meadows SAC. This is because these areas of natural green space which will be easily accessible to local residents will help to prevent people travelling further afield for recreation purposes (e.g. to Oxford Meadows SAC for a day visit).
BSC12	Indoor Sport, Recreation and Community Facilities	This policy outlines the criteria that the Council will follow in order to ensure that built sports provision is maintained (e.g. by protecting and enhancing the quality of existing facilities and ensuring new development contributes towards new or improved facilities).	No	As for Policy BSC5 – Area Renewal (see above).
Policies for Development in Cherwell: Theme Three – Policies for Ensuring Sustainable Development				
ESD1	Mitigating and Adapting to Climate Change	This policy details the measures the Council will take to reduce the impact of development in the district on climate change (e.g. delivering development that seeks to reduce the need to travel). The policy also describes how development will adapt to climate change (e.g. use of passive solar design approaches for heating and cooling).	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD2	Energy Hierarchy	This policy states that the Council aims to contribute to the regional targets for carbon emission reductions. It also states how the Council will promote an energy hierarchy.	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD3	Sustainable Construction	This policy outlines the criteria that new developments will have to meet to ensure sustainable construction (e.g. incorporating design and construction technology to achieve zero carbon development).	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD4	Decentralised Energy Systems	This policy outlines the Council's requirements for Combined Heat and Power (SHp) and District Heating (DH) for all new developments (e.g. all residential developments in off-gas areas for 50 dwellings or more).	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD5	Renewable Energy	This policy states that the Council supports renewable and low carbon energy proposals where appropriate. It also outlines the criteria that the Council will assess against when planning applications are submitted (including impacts on biodiversity designations).	No	This policy may lead to development (e.g. renewable energy schemes). However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
				<p>proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>As no locations or quanta of development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
ESD6	Sustainable Flood Risk Management	This policy states that the Council will manage and reduce flood risk in the district following a sequential approach to siting development and through undertaking site specific flood risk assessments.	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD7	Sustainable Drainage Systems (SuDS)	This policy states that the use of SuDS to manage surface water run-off generated by all developments will be required. It also states that Flood Risk Assessments should be used to inform how SuDS should be used at a site.	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD8	Water Resources	This policy states that the Council will seek to maintain water quality and to enhance it by avoiding adverse effects of development on the water environment. The policy states that development that would have an adverse effect on water quality would not be permitted.	No	Policy Type A2: Policy intended to protect the natural environment.
ESD9	Protection of Oxford Meadows SAC	This policy states that developers will be required to demonstrate that there will be no adverse impacts on groundwater flows and water quality as a result of development. The supporting text of this policy outlines the sensitivities of the SAC to changes in hydrology.	No	Policy Type A2: Policy intended to protect the natural environment (specifically Oxford Meadows SAC).
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	This policy outlines how the Council will protect and enhance biodiversity and the natural environment through the provision of a set of criteria. This includes the need to complete a HRA of any development likely to affect internationally important sites. The criteria provided include biodiversity surveys being required to support planning applications and development proposals being expected to incorporate features to encourage biodiversity.	No	Policy Type A2 and A3: Policy intended to protect and enhance biodiversity and the natural environment.
ESD11	Conservation Target Areas	This policy states that development within or adjacent to a Conservation Target Area would be required to carry out a survey and produce a report outlining the constraints and the opportunities for enhancement. It also states that development that would prevent the aims of a Conservation Target Area being achieved will not be permitted. The Conservation Target Areas are shown on the Proposals Map in the Local Plan (which includes the Oxford Meadows SAC).	No	Policy Type A2: Policy intended to protect biodiversity and the natural environment.
ESD12	Cotswold Area of Outstanding Natural Beauty (AONB)	The policy states that the Council will seek to protect the Cotswolds AONB from damaging and inappropriate development.	No	Policy Type A3: Policy intended to protect the natural environment (specifically the Cotswolds AONB).

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
ESD13	Local Landscape Protection and Enhancement	This policy aims to protect and enhance the character and appearance of landscape within the District. The policy outlines the reasons for which planning applications would be refused (e.g. causes undue visual intrusion into the open countryside).	No	Policy Type A3: Policy intended to protect the natural environment (specifically landscape).
ESD14	Oxford Green Belt	This policy states that the Oxford Green Belt boundaries will be maintained and that development proposals within the Green Belt will be assessed in accordance with the National Planning Policy Framework and will only be permitted if it maintains the Green Belt's openness, does not conflict with its purpose or harm its visual amenities.	No	This policy may lead to development (e.g. development proposals in the Green Belt). However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta of development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan. Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.
ESD15	The Urban-Rural Fringe	This policy states the proposals for development on the edge of built up areas must be carefully designed. It also identifies a number of green buffers which will be kept free of development.	No	Policy Type A1: This policy will not lead to development. It relates to design and other qualitative criteria for development only.
ESD16	The Character of the Built Environment	This policy seeks to protect and enhance the character of the District's built environment and outlines the criteria that new development have to meet in order to achieve this (e.g. new development should preserve and enhance designated historic assets, features, areas and their settings and ensure that it is sensitively sited and integrated).	No	Policy Type A3: Policy intended to protect the built and historic environment.
ESD17	The Oxford Canal	This policy states that the Oxford Canal will be protected as a green transport route, an industrial heritage tourist attraction and major leisure facility and will be designated a Conservation Area. The policy also states that the Council will support proposals to promote leisure and tourism related uses of the canal (including improved access through enhancing towpaths and small scale car parks).	No	The most southerly part of the Oxford Canal in Cherwell passes alongside the edge of the Oxford Meadows SAC (to the east). However, the Canal is separated from the SAC by a railway. As such any improvements to access along the Canal (or increased numbers of visitors due to new tourism and leisure facilities that may arise as a result of this policy will not lead to adverse effects on the SAC from an increase in recreational pressure. Furthermore, this policy may lead to development (e.g. car parks). However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will be no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow

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Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
ESD18	Green Infrastructure	This policy outlines the measures to be implemented to ensure the green infrastructure network in the District will be maintained and enhanced, whilst protecting sites of importance for nature conservation.	No	<p>the development to be constructed.</p> <p>As no locations or quanta of development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p> <p>Policy Type A3: Policy intended to protect and enhance the natural environment. This policy will also help to protect Oxford Meadows SAC as it will lead to improvements in the green infrastructure within Cherwell (and accessibility to the green infrastructure network) meaning that people will be able to enjoy the green space in their local area rather than having to travel (e.g. to Oxford Meadows SAC).</p>
Policies for Cherwell's Places: Bicester				
Bicester 1	North-West Bicester Eco-Town	<p>This policy states that an eco-development of 6,000 homes and 6,000 jobs will be developed on land identified at North-West Bicester.</p> <p>The policy sets out the infrastructure needs and key site specific design and place shaping principles</p> <p>The policy states that 3,000 new homes and 3,000 new jobs will be delivered within the Plan period.</p>	No	<p>Water Quality</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to decreased water quality at the site. This is because this Eco-Town is not located next to watercourses that flow into the River Thames upstream of the SAC.</p> <p>Furthermore, as added protection for the Oxford Meadows SAC and all other watercourses in the District, Policy ESD9 requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses.</p> <p>Water Abstraction</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to increased water abstraction. Thames Water and the Environment Agency have determined that the current levels of abstraction and licence activities are not having a significant effect on the Oxford Meadows SAC¹⁴. However, Thames Water have identified that there is a planning deficit in water resources for the Swindon and Oxford Resource Zone from 2016 onwards (within which Cherwell District is located). The Thames Water Final Water Resources Management Plan has a number of provisions put in place to address this deficit. An HRA of this study has been carried out and no likely significant effects were concluded.</p> <p>Water Final Water Resources Management Plan was approved by the Secretary of State in June 2012.</p> <p>Recreation</p> <p>The Eco-Town is located approximately 16 km north-east of Oxford Meadows SAC. Bicester is surrounded by large areas of green space and it is likely that recreation levels would mostly increase in these areas (e.g. due to regular visits from dog walkers). A high quality environment will be provided at this site (as part of the Eco-Town concept) which will encourage people to stay within the Eco-Town for recreation purposes.</p> <p>Furthermore, Policy BCS11 – Local Standards of Provision outlines the required amount of open space, sport and recreation facilities to be provided by each new development (based on size). The requirement to provide areas of open space within proposed developments will help to protect the Oxford Meadows SAC. This is because these areas of natural green space which will be easily accessible to local residents will help to prevent people travelling further afield for recreation purposes (e.g. to Oxford Meadows SAC for a day visit).</p> <p>It is considered that there will be no likely significant effects on the qualifying features of Oxford Meadows SAC as a result of increased recreation from this Policy.</p> <p>Groundwater Flow</p> <p>The proposed North West Bicester Eco Town development is located overlying the sandstones, limestone and argillaceous rocks of the Great Oolite Group, while the Oxford Meadows SAC is present overlying Oxford Clay and superficial deposits (Alluvium and River Terrace Gravels) approximately 16 km to the south-west of the strategic allocation site. The Oxford Clay is considered unproductive strata where the low permeability rock layers or drift deposits have negligible significance for water supply or river base flow, therefore the superficial</p>

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¹⁴ Supporting Guidance: Habitats Directive:(Appendix 21) Proforma for Stage 3 Assessment of Adverse Effect on Site Integrity – Review of Consents (Environment Agency, 11/07/05)

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
				<p>deposits are the likely groundwater supply for the SAC.</p> <p>The hydrogeological assessment shows no connectivity between the solid and drift deposits in the vicinity of the SAC. As the extent of the superficial deposits are confined to the band along the River Thames no hydrological connectivity has been determined with the sandstones, limestone and argillaceous rocks of the Great Oolite Group present underlying the development site approximately 16 km away. Therefore it is determined that the proposed residential development would not impact the groundwater flow conditions at Oxford Meadows SAC.</p> <p>Air Quality</p> <p>It is unlikely that this development 'alone' will lead to a deterioration in air quality on the roads surrounding Oxford Meadows SAC. This is mainly due to distance of the allocation site from the SAC (over 16 km).</p> <p>However, it is possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with all of the other developments to be provided in the District (a total of 22,840 houses) as a result of the Plan.</p> <p>The traffic flows assessment and the subsequent air quality assessment are included in Appendix C respectively. The air quality assessment examined whether the changes in traffic flows resulting from the total of new development in Cherwell by 2031 (the end of the Plan period) would result in the critical threshold for nitrogen deposition for low and medium altitude hay meadow habitat being exceeded (critical load being between 20-30 kg N/ha/yr). The nitrogen deposition rates were modelled for the three roads that pass through the Oxford Meadows SAC: A40, A34 and Godstow Road.</p> <p>The assessment of annual mean NOx concentrations finds that the critical level is likely to be exceeded in the 2013 base scenario at all locations in transects 1 (A40) and 2 (A34) which run through the SSSI units 2 and 3 of Pixey and Yarnton Meads. The condition of these two units was reported as favourable in December 2012, therefore the expected reduction in NOx concentrations over the next 18 years up to 2031 is unlikely to cause a change to the overall condition.</p> <p>The increase in NOx concentrations as a result of including the SHMA housing and employment allocation to the existing Cherwell local plan provision is below 2 µg/m³ at all locations (the largest change was 0.5 µg/m³ at Godstow Road, and only under superseded vehicle emissions data). There were some locations where the critical level is exceeded. However, under the most recent information on future NOx emissions and background concentrations, represented by the adjusted annual mean concentrations presented in Table C.2, there is only one location, at the boundary of the SAC near to the A34 south of the A40, where the critical level is expected to be exceeded with the Cherwell growth scenario and the result of the SHMA is to increase this concentration by just 0.1 µg/m³, well below the 2 µg/m³ criteria requiring assessment of the sensitivity of relevant species within the designated site.</p> <p>The nitrogen deposition rate was determined based on background deposition rates plus the increment from the road within 200 metres for each scenario. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).</p> <p>The total deposition rate at locations in transect 1(A40), transect 2(A34) and transect 3 (Godstow Road) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.</p> <p>The change in road increment as a result of the scenarios is less than 0.1 kg N/ha/yr for all transects locations for all scenarios. Including the additional housing and employment included with the SHMA makes no measurable change to the nitrogen deposition rates found with the Cherwell local plan.</p> <p>The results of the additional sensitivity tests for nitrogen deposition are presented in Appendix C Table C.5. The results indicated that even if the background nitrogen deposition rate reduces by 1% instead of 2% per annum between 2013 and 2031, the resulting nitrogen deposition rates are expected to be below the lower limit of the critical load for the SAC in 2031 and changes in deposition rates as a result of implementing the additional housing and employment provision in the SHMA are still less than 0.1 kg N/ha/yr.</p> <p>It is therefore concluded that the number of houses/employment sites to be provided in Bicester and Banbury in the Local Plan, in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p>

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Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Bicester 2	Graven Hill	<p>This policy allocates a total of 2100 homes and 2000 new jobs at this site. It also specifies the need for associated education, health, open space and community facilities.</p> <p>It also outlines the key site specific design and place shaping principles to be put in place as part of this development.</p>	No	<p>Water Quality</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to decreased water quality at the site. This is because the allocation is not located next to watercourses that flow into the River Thames upstream of the SAC.</p> <p>Furthermore, as added protection for the Oxford Meadows SAC and all other watercourses in the District, Policy ESD9 requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses.</p> <p>Water Abstraction</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to increased water abstraction. Thames Water and the Environment Agency have determined that the current levels of abstraction and licence activities are not having a significant effect on the Oxford Meadows SAC¹⁵. However, Thames Water have identified that there is a planning deficit in water resources for the Swindon and Oxford Resource Zone from 2016 onwards (within which Cherwell District is located). The Thames Water Final Water Resources Management Plan has a number of provisions put in place to address this deficit. An HRA of this study has been carried out and no likely significant effects were concluded.</p> <p>The Water Final Water Resources Management Plan was approved by the Secretary of State in June 2012.</p> <p>Recreation</p> <p>Bicester is located approximately 16 km north-east of Oxford Meadows SAC. Bicester is surrounded by large areas of green space and it is likely that recreation levels would mostly increase in these areas (e.g. due to regular visits from dog walkers).</p> <p>Furthermore, Policy BCS11 – Local Standards of Provision outlines the required amount of open space, sport and recreation facilities to be provided by each new development (based on size). The requirement to provide areas of open space within proposed developments will help to protect the Oxford Meadows SAC. This is because these areas of natural green space which will be easily accessible to local residents will help to prevent people travelling further afield for recreation purposes (e.g. to Oxford Meadows SAC for a day visit).</p> <p>It is considered that there will be no likely significant effects on the qualifying features of Oxford Meadows SAC as a result of increased recreation from this Policy.</p> <p>Groundwater Flow</p> <p>The Oxford Meadows SAC is present overlying Oxford Clay and superficial deposits (Alluvium and River Terrace Gravels) approximately 16 km to the south-west of Bicester. The Oxford Clay is considered unproductive strata where the low permeability rock layers or drift deposits have negligible significance for water supply or river base flow, therefore the superficial deposits are the likely groundwater supply for the SAC.</p> <p>The hydrogeological assessment shows no connectivity between the solid and drift deposits in the vicinity of the SAC. As the extent of the superficial deposits are confined to the band along the River Thames no hydrological connectivity has been determined with the sandstones, limestone and argillaceous rocks of the Great Oolite Group present underlying the development site approximately 16 km away. Therefore it is determined that the proposed residential development would not impact the groundwater flow conditions at Oxford Meadows SAC.</p> <p>It is unlikely that the development proposed under this policy ‘alone’ will lead to a deterioration in air quality on the roads surrounding Oxford Meadows SAC. This is due to the relatively small number of houses to be provided (and thus a small increase in car usage on the roads) and the distance of the allocation site from the SAC (over 16 km).</p> <p>However, it is possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered ‘in combination’ with all of the other developments to be provided in the District (a total of 22,840 houses) as a result of the Plan.</p> <p>The traffic flows assessment and the subsequent air quality assessment are included in Appendix C</p>

¹⁵ Supporting Guidance: Habitats Directive:(Appendix 21) Proforma for Stage 3 Assessment of Adverse Effect on Site Integrity – Review of Consents (Environment Agency, 11/07/05)

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Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
				<p>respectively. The air quality assessment examined whether the changes in traffic flows resulting from the total of new development in Cherwell by 2031 (the end of the Plan period) would result in the critical threshold for nitrogen deposition for low and medium altitude hay meadow habitat being exceeded (critical load being between 20-30 kg N/ha/yr). The nitrogen deposition rates were modelled for the three roads that pass through the Oxford Meadows SAC: A40, A34 and Godstow Road.</p> <p>The assessment of annual mean NOx concentrations finds that the critical level is likely to be exceeded in the 2013 base scenario at all locations in transects 1 (A40) and 2 (A34) which run through the SSSI units 2 and 3 of Pixey and Yarnton Meads. The condition of these two units was reported as favourable in December 2012, therefore the expected reduction in NOx concentrations over the next 18 years up to 2031 is unlikely to cause a change to the overall condition.</p> <p>The increase in NOx concentrations as a result of including the SHMA housing and employment allocation to the existing Cherwell local plan provision is below 2 µg/m3 at all locations (the largest change was 0.5 µg/m3 at Godstow Road, and only under superseded vehicle emissions data). There were some locations where the critical level is exceeded, however under the most recent information on future NOx emissions and background concentrations, represented by the adjusted annual mean concentrations presented in Table C.2, there is only one location, at the boundary of the SAC near to the A34 south of the A40, where the critical level is expected to be exceeded with the Cherwell growth scenario and the result of the SHMA is to increase this concentration by just 0.1 µg/m3, well below the 2 µg/m3 criteria requiring assessment of the sensitivity of relevant species within the designated site.</p> <p>The nitrogen deposition rate was determined based on background deposition rates plus the increment from the road within 200 metres for each scenario. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).</p> <p>The total deposition rate at locations in transect 1(A40), transect 2(A34) and transect 3 (Godstow Road) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.</p> <p>The change in road increment as a result of the scenarios is less than 0.1 kg N/ha/yr for all transects locations for all scenarios. Including the additional housing and employment included with the SHMA makes no measurable change to the nitrogen deposition rates found with the Cherwell local plan.</p> <p>The results of the additional sensitivity tests for nitrogen deposition are presented in Appendix C Table C.5. The results indicated that even if the background nitrogen deposition rate reduces by 1% instead of 2% per annum between 2013 and 2031, the resulting nitrogen deposition rates are expected to be below the lower limit of the critical load for the SAC in 2031 and changes in deposition rates as a result of implementing the additional housing and employment provision in the SHMA are still less than 0.1 kg N/ha/yr.</p> <p>It is therefore concluded that the number of houses/employment sites to be provided in Bicester and Banbury in the Local Plan, in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p>
Bicester 3	South-West Bicester Phase 2	This policy allocates a total of 726 homes and associated services, facilities and other infrastructure. The site would form an extension to the permitted urban extension at South West Bicester.	No	As for Policy Bicester 2 – Graven Hill (see above)
Bicester 4	Bicester Business Park	This policy states that up to 6000 jobs will be created at this site, exact numbers are to be confirmed. The development has already received planning permission.	No	The proposed development at this site has already been granted planning permission (subject to departure procedures and the need to complete legal agreements with Oxfordshire County Council). This proposal has been through the necessary planning and environmental assessments and has been approved by both the Competent Authority (Cherwell District Council) and Natural England.
Bicester 5	Strengthening Bicester Town Centre	This policy states that shopping, leisure and other town centre uses will be supported within Bicester town centre (see Bicester Proposals Map).	No	This policy may lead to development. However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning

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				<p>application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	This policy states that the Council will work with the County Council and other partners to deliver new civic buildings as a second stage to the Bicester Town Centre development.	No	T The policy indicates that proposals will be considered against all other relevant policies in the Plan.
Bicester 7	Meeting the Need for Open Space, Sport and Recreation	This policy outlines how the Council will address current and future deficiencies in open space, sport and recreation provision within Bicester (e.g. establishing an urban park around the outskirts of the town).	No	As for Policy BSC10 – Open Space, Outdoor Sport and Recreation Provision (see above).
Bicester 8	RAF Bicester	This policy states that the Council will encourage conservation led proposals for heritage tourism, leisure, employment and community uses and/or the development of hotel and conference facilities.	No	As for Policy Bicester 5 – Strengthening Bicester Town Centre (see above).
Bicester 9	Burial Site in Bicester	This policy states that a new cemetery is required to meet the future development in the town and that developer contributions will be sought from new development to help towards the establishment of the facility.	No	As for Policy Bicester 5 – Strengthening Bicester Town Centre (see above).
Bicester 10	Bicester Gateway	This policy states that employment land (in the form of knowledge economy employment development) will be put in place at this site (generating approximately 3,500 jobs). It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Bicester 2 – Graven Hill (see above).
Bicester 11	North-East Bicester Business Park	This policy states that a business park for employment development will be put in place at this site (generating approximately 1000 jobs). It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Bicester 2 – Graven Hill (see above).
Bicester 12	South East Bicester	This policy states that a total of 1,500 houses and 3,000 jobs be provided at this site. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Bicester 2 – Graven Hill (see above).
Bicester 13	Gavray Drive	This policy states that a total of 300 houses be provided at this site. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Bicester 2 – Graven Hill (see above).

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Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Policies for Cherwell's Places: Banbury				
Banbury 1	Banbury Canalside	<p>This policy allocates a strategic site for 700 new home, retail, office and leisure uses at Banbury Canalside.</p> <p>It also outlines the key site specific design and place shaping principles to be put in place as part of this development.</p>	No	<p>Recreation</p> <p>This allocation site is located over 29 km from the Oxford Meadows SAC. Given this distance it is considered highly unlikely that this development will lead to increased recreational pressure on this site (e.g. the most recent England Leisure Visits report states that people will travel up to 17.3 km to a countryside destination for a leisure visit¹⁶). Furthermore, Banbury is surrounded by large areas of green space that residents from the town are likely to visit for recreation purposes.</p> <p>Water Quality</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to decreased water quality. This is because this allocation site is not located next to any watercourses that flow into the River Thames upstream of the SAC.</p> <p>Furthermore, as added protection for the Oxford Meadows SAC and all other watercourses in the District, Policy ESD9 requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses.</p> <p>Water Abstraction</p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to increased water abstraction. Thames Water and the Environment Agency have determined that the current levels of abstraction and licence activities are not having a significant effect on the Oxford Meadows SAC¹⁷. However, Thames Water have identified that there is a planning deficit in water resources for the Swindon and Oxford Resource Zone from 2016 onwards (within which Cherwell District is located). The Thames Water Final Water Resources Management Plan has a number of provisions put in place to address this deficit. An HRA of this study has been carried out and no likely significant effects were concluded.</p> <p>Water Final Water Resources Management Plan was approved by the Secretary of State in June 2012.</p> <p>Groundwater Flow</p> <p>This allocation site is located over 29 km from the Oxford Meadows SAC. Given this distance it is considered highly unlikely that this development will obstruct the natural groundwater flow to the Oxford Meadows SAC.</p> <p>Furthermore, as added protection for the Oxford Meadows SAC, Policy ESD9 requires developers to demonstrate that the groundwater flows and the hydrological regime of the Oxford Meadows SAC will not be significantly altered by a new development.</p> <p>Air Quality</p> <p>It is unlikely that the development proposed under this policy 'alone' will lead to a deterioration in air quality on the roads surrounding Oxford Meadows SAC. This is due to the relatively small number of houses to be provided (and thus a small increase in car usage on the roads) and the distance of the allocation site from the SAC (over 30 km).</p> <p>However, it is possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with all of the other developments to be provided in the District (a total of 22,840 houses) as a result of the Plan.</p> <p>The traffic flows assessment and the subsequent air quality assessment respectively are included in Appendix C. The air quality assessment examined whether the changes in traffic flows resulting from the total of new development in Cherwell by 2031 (the end of the Plan period) would result in the critical threshold for nitrogen deposition for low and medium altitude hay meadow habitat being exceeded (critical load being between 20-30 kg N/ha/yr). The nitrogen deposition rates were modelled for the three roads that pass through the Oxford Meadows SAC: A40, A34 and Godstow Road.</p>

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¹⁶ Page 8 of *England Leisure Visits: Summary of the 2005 Leisure Visits Survey* (Natural England, 2005)

¹⁷ *Supporting Guidance: Habitats Directive:(Appendix 21) Proforma for Stage 3 Assessment of Adverse Effect on Site Integrity – Review of Consents* (Environment Agency, 11/07/05)

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
				<p>The assessment of annual mean NOx concentrations finds that the critical level is likely to be exceeded in the 2013 base scenario at all locations in transects 1 (A40) and 2 (A34) which run through the SSSI units 2 and 3 of Pixey and Yarnton Meads. The condition of these two units was reported as favourable in December 2012, therefore the expected reduction in NOx concentrations over the next 18 years up to 2031 is unlikely to cause a change to the overall condition.</p> <p>The increase in NOx concentrations as a result of including the SHMA housing and employment allocation to the existing Cherwell local plan provision is below 2 µg/m³ at all locations (the largest change was 0.5 µg/m³ at Godstow Road, and only under superseded vehicle emissions data). There were some locations where the critical level is exceeded, however under the most recent information on future NOx emissions and background concentrations, represented by the adjusted annual mean concentrations presented in Table C.2, there is only one location, at the boundary of the SAC near to the A34 south of the A40, where the critical level is expected to be exceeded with the Cherwell growth scenario and the result of the SHMA is to increase this concentration by just 0.1 µg/m³, well below the 2 µg/m³ criteria requiring assessment of the sensitivity of relevant species within the designated site.</p> <p>The nitrogen deposition rate was determined based on background deposition rates plus the increment from the road within 200 metres for each scenario. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).</p> <p>The total deposition rate at locations in transect 1(A40), transect 2(A34) and transect 3 (Godstow Road) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.</p> <p>The change in road increment as a result of the scenarios is less than 0.1 kg N/ha/yr for all transects locations for all scenarios. Including the additional housing and employment included with the SHMA makes no measurable change to the nitrogen deposition rates found with the Cherwell local plan.</p> <p>The results of the additional sensitivity tests for nitrogen deposition are presented in Appendix C Table C.5. The results indicated that even if the background nitrogen deposition rate reduces by 1% instead of 2% per annum between 2013 and 2031, the resulting nitrogen deposition rates are expected to be below the lower limit of the critical load for the SAC in 2031 and changes in deposition rates as a result of implementing the additional housing and employment provision in the SHMA are still less than 0.1 kg N/ha/yr.</p> <p>It is therefore concluded that the number of houses/employment sites to be provided in Bicester and Banbury in the Local Plan, in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p>
Banbury 2	Hardwick Farm, Southam Road (East and West)	This policy allocates a strategic site for up to 600 new homes and new open space, education and health provisions. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 3	West of Bretch Hill	This policy allocates a strategic site for 400 new homes to provide an integrated extension to the Bretch Hill area. The development will include the provision of strategic public open space and green infrastructure. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 4	Bankside Phase 2	This policy allocates a strategic site for 600 new homes and strategic sports facilities with public open space. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 5	North of Hanwell Fields	This policy allocates 544 homes and associated services, facilities and other infrastructure.	No	As for Policy Banbury 1 – Banbury Canalside (see above).

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
		It also outlines the key site specific design and place shaping principles to be put in place as part of this development.		
Banbury 6	Employment Land West of M40	This policy allocates a strategic site for employment generating development on land to the south of Overthorpe Road and to the west of the M40. The supporting text of this policy confirms that part of the site has received planning permission and is currently being developed.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 7	Strengthening Banbury Town Centre	This policy states that shopping, leisure and other town centre uses will be supported within Banbury town centre.	No	This policy may lead to development in the long term. However the policy does not provide any information about when or where development may take place within the Banbury. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan. Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.
Banbury 8	Bolton Road Development Area	This policy allocates a strategic site at Bolton Road to be developed to provide new shopping and other town centre uses, as well as a provision for 200 homes. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 9	Spiceball Development Area	This policy states that this strategic site will be developed for a mixture of town centre uses (including new retail and leisure facilities). It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 10	Bretch Hill Regeneration Area	This policy states that development proposals will be permitted for small scale redevelopment/renewal that would result in improvements to the existing housing stock, retail and community facilities and services, and provide local employment. An outline of what development proposals should include (e.g. criteria for housing, employment, infrastructure needs and key site specific design and place shaping principles) is also provided.	No	As for Banbury 7 – Strengthening Banbury Town Centre (see above).
Banbury 11	Meeting the Need for Open Space, Sport and Recreation	This policy outlines how the Council will address current and future deficiencies in open space, sport and recreation provision within Banbury (e.g. establishing a series of linked open green spaces based on the Oxford Canal and River	No	As for Policy BSC10 – Open Space, Outdoor Sport and Recreation Provision (see above).

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
		Cherwell).		
Banbury 12	Land for Relocation of Banbury United FC	This policy states that an area of land to the east of Oxford Road and adjacent to Banbury Rugby Club will be secured for sport and recreation use and the relocated Banbury United Football Club.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 13	Burial Site Provision in Banbury	This policy states that an extension to the existing cemetery is required to meet the future development in the town and that developer contributions will be sought from new development to help towards the establishment of the facility. The supporting text of the policy states that this will be taken forward as part of the Local Neighbourhoods Development Plan Document.	No	As for Banbury 7 – Strengthening Banbury Town Centre (see above).
Banbury 14	Banbury Country Park	This policy states that a new Country Park, approximately 26.86 ha in size, will be created on the outskirts of Banbury.	No	Policy Type A3: Policy intended to protect and enhance the natural environment. This policy will also help to protect Oxford Meadows SAC as it will lead to improvements in the green space within Banbury meaning that people will be able to enjoy the green space in their local area rather than having to travel (e.g. to Oxford Meadows SAC).
Banbury 15	Employment Land North East of Junction 11	This strategic employment site in this highly prominent location adjoining the M40 motorway and close to Junction 11 is allocated for employment.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 16	South Salt Way - East	Development of land at South of Salt Way – west will deliver up to 150 dwellings with associated facilities and infrastructure.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 17	South Salt Way - West	Development of land at South of Salt Way – west will deliver anew neighbourhood of up to 1,345 dwellings with associated facilities and infrastructure as part of SW Banbury	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 18	Land at Drayton Lodge Farm	This residential strategic development site will provide approximately 250 dwellings with associated facilities and infrastructure	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Banbury 19	Land at Higham Way	Re-development would bring about environmental benefits in terms of using previously developed and vacant land within the town. Provision of 150 dwellings.	No	As for Policy Banbury 1 – Banbury Canalside (see above).
Policies for Cherwell’s Places: Kidlington				
Kidlington 1	Langford Lane Technology Park	This policy states that the Council will undertake a small scale local review of the Green Belt to accommodate identified employment needs at Kidlington. The policy outlines the design and place shaping principles that will be applied to any future development.	No	This policy may lead to development. However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
				Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.
Kidlington 2	Strengthening Kidlington Village Centre	This policy states that shopping, leisure and other town centre uses will be supported within the boundary of Kidlington Village centre.	No	As for Kidlington 1 – Langford Lane Technology Park (see above).

Policies for Cherwell’s Places: Villages and Rural Areas

Policy for Villages 1	Village Categorisation	<p>This policy categorises villages into the following categories:</p> <ul style="list-style-type: none"> A: Minor development, infilling and conversions (including villages such as Adderbury and Launton); B: Minor development, infilling and conversions in satellite villages (including villages such as Clifton and Mollington); and, C: Infilling and conversions (including all other villages within the District that are not listed in Category A or B) <p>These categories will be used to assess residential proposals that come forward within villages.</p>	No	<p>This policy may lead to development. However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents.</p> <p>Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.</p>
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Policy for Villages 2	Distributing Growth across the Rural Areas	This policy indicates that 750 homes will be delivered in category A villages. Sites will be identified in Local Plan Part 2 or Neighbourhood Plans (lower tier plans following from the Local Plan)	No	<p>This Option will lead to development. However, no details are provided of where development will be distributed in each group of villages and how many houses will be provided in each village.</p> <p>Due to provisions within the Plan that seek to protect international sites it is possible to screen out likely significant effects on Oxford Meadows SAC from any development that may arise from this policy due to:</p> <p>Recreation</p> <p>Policy ESD18 outlines how improvements are to be made to Cherwell’s green infrastructure network, Policy BSC10 outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space. These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. Furthermore, these villages are all located over 1.5 km from Oxford Meadows SAC and most are surrounded by Green Belt land. People are likely to use these areas of land for recreation purposes. The SAC is also separated from these villages (and the surrounding Green Belt land) by the A40, a major dual carriageway road.</p> <p>Water Quality</p> <p>Policy ESD9 states that all developers must demonstrate that there will be no adverse effects on water quality of any adjacent or nearby watercourses during construction or operation. Therefore should any development arise from this policy, the content of Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Groundwater Flows</p> <p>Policy ESD9 states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Therefore should any development arise from Policy RA2, the content of Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected;</p>
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Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Policy for Villages 3	Rural Exception Sites	This policy states that the Council will support suitable opportunities for small scale affordable housing schemes within or immediately adjacent to villages to meet specific local housing needs that cannot be met through the development of sites allocated for housing development.	No	<p>Air Quality</p> <p>It is unlikely that the development proposed under this policy 'alone' will lead to a deterioration in air quality on the roads surrounding Oxford Meadows SAC. This is due to the relatively small number of houses to be provided (and thus a small increase in car usage on the roads) and the distance of many of the individual villages from the SAC.</p> <p>However, it is possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with all of the other developments to be provided in the District (a total of 22,840 houses) as a result of the Plan.</p> <p>The traffic flows assessment and the subsequent air quality assessment respectively are included in Appendix C. The air quality assessment examined whether the changes in traffic flows resulting from the total of new development in Cherwell by 2031 (the end of the Plan period) would result in the critical threshold for nitrogen deposition for low and medium altitude hay meadow habitat being exceeded (critical load being between 20-30 kg N/ha/yr). The nitrogen deposition rates were modelled for the three roads that pass through the Oxford Meadows SAC: A40, A34 and Godstow Road.</p> <p>The assessment of annual mean NOx concentrations finds that the critical level is likely to be exceeded in the 2013 base scenario at all locations in transects 1 (A40) and 2 (A34) which run through the SSSI units 2 and 3 of Pixey and Yarnton Meads. The condition of these two units was reported as favourable in December 2012, therefore the expected reduction in NOx concentrations over the next 18 years up to 2031 is unlikely to cause a change to the overall condition.</p> <p>The increase in NOx concentrations as a result of including the SHMA housing and employment allocation to the existing Cherwell local plan provision is below 2 µg/m3 at all locations (the largest change was 0.5 µg/m3 at Godstow Road, and only under superseded vehicle emissions data). There were some locations where the critical level is exceeded, however under the most recent information on future NOx emissions and background concentrations, represented by the adjusted annual mean concentrations presented in Table C.2, there is only one location, at the boundary of the SAC near to the A34 south of the A40, where the critical level is expected to be exceeded with the Cherwell growth scenario and the result of the SHMA is to increase this concentration by just 0.1 µg/m3, well below the 2 µg/m3 criteria requiring assessment of the sensitivity of relevant species within the designated site.</p> <p>The nitrogen deposition rate was determined based on background deposition rates plus the increment from the road within 200 metres for each scenario. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).</p> <p>The total deposition rate at locations in transect 1(A40), transect 2(A34) and transect 3 (Godstow Road) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.</p> <p>The change in road increment as a result of the scenarios is less than 0.1 kg N/ha/yr for all transects locations for all scenarios. Including the additional housing and employment included with the SHMA makes no measurable change to the nitrogen deposition rates found with the Cherwell local plan.</p> <p>The results of the additional sensitivity tests for nitrogen deposition are presented in Appendix C Table C.5. The results indicated that even if the background nitrogen deposition rate reduces by 1% instead of 2% per annum between 2013 and 2031, the resulting nitrogen deposition rates are expected to be below the lower limit of the critical load for the SAC in 2031 and changes in deposition rates as a result of implementing the additional housing and employment provision in the SHMA are still less than 0.1 kg N/ha/yr.</p> <p>It is therefore concluded that the number of houses/employment sites to be provided in Bicester and Banbury in the Local Plan, in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>As for Policy for Villages 1 – Village Categorisation (see above).</p>

Table B-1: HRA Screening Results for Each of the Policies in the Proposed Submission Cherwell Local Plan 2012

Policy Number	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Policy for Villages 4	Meeting the Need for Open Space, Sport and Recreation	This policy outlines how the Council will address current and future deficiencies in open space, sport and recreation provision within rural areas (e.g. cricket pitches, amenity open space, tennis courts and natural/semi-natural green space).	No	As for Policy BSC10 – Open Space, Outdoor Sport and Recreation Provision (see above).
Policy for Villages 5	Former RAF Upper Heyford	This policy allocates a strategic site for approximately 1,600 dwellings in addition to the 761 new homes with planning permission and employment land on the former air base. It also outlines the key site specific design and place shaping principles to be put in place as part of this development.	No	A previous HRA (see Table 5.2) indicated that potential significant effects of the initial 761 houses could be avoided through the incorporation of avoidance and mitigation measures. This application has since been granted planning permission. For the additional provision of 1,600 houses, please refer to Policy for Villages 2 (above). Note that this allocation is approximately 15km from the Oxford Meadows SAC and, as such, it is considered that this will not lead to likely significant effects on the qualifying features of Oxford Meadows SAC.
Infrastructure Delivery Plan				
INF1	Infrastructure	This policy outlines the criteria that the Council will follow in order to ensure that adequate infrastructure is delivered within the District. It states that development proposals will be required to demonstrate that infrastructure requirements can be met (e.g. the provision of transport and community facilities).	No	This policy may lead to development (e.g. infrastructure improvements). However, the policy does not state exact details of development nor when it may take place. Development is likely to come forward on a case by case basis and will not be detailed in any lower tier planning documents. Should any planning applications arise as a result of this policy, all other policies within the Plan will be taken into account and used as the basis for decision making to determine the application. Therefore, any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policy ESD9 and ESD10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (as in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD9 and ESD10). The HRA of any proposed development will have to prove that the work will not have adverse effects on the Oxford Meadows SAC (or that adverse effects can be adequately mitigated). If it cannot be proven that there will no adverse effects on this international site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed. As no locations or quanta for development are provided within the policy, this approach to the HRA process will not affect the deliverability of the plan. Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from this Policy.

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Appendix C

Air Quality Assessment Report

**Proposed Modifications to the
Submission Cherwell Local Plan August
2014 – Habitats Regulations
Assessment Screening**

**Air Quality Ecosystem Assessment
Update 2014**

August 2014

Notice

This document and its contents have been prepared and are intended solely for *Cherwell District Council's* information and use in relation to *Proposed Modifications to the Submission- Cherwell Local Plan August 2014 – Habitats Regulations Assessment Screening 2014 update*

Atkins Ltd assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document History

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Revision	Purpose Description	Originated	Checked	Reviewed	Authorised	Date
Update 2014	Draft-update air quality assessment for SHMA	JAG	MLM	VLS	PJT	08/08/14
Update 2012		MLM	JAG	SR	GMB	01/08/12
V1		RJK	SR	SR	GMB	07/09/10

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1. Introduction

- 1.1. This report describes the assessment of air quality effects on the ecosystems within Oxford Meadows Special Area of Conservation (SAC), for the purposes of the Submission Cherwell Local Plan (August 2014) Habitat Regulations Assessment : Stage 1 - Screening as required under the Habitats Directive (92/43/EEC), implemented in the UK by the Conservation of Habitats and Species Regulation 2010 (SI 2010/490).
- 1.2. Cherwell District Council (Cherwell) completed a Strategic Housing Market Assessment (SHMA) resulting in a change to the total housing and employment provision accommodated in the Local Plan. The changes have been accounted for in a revision of the Oxfordshire County Council (OCC) traffic model.
- 1.3. In June and July 2014, Defra updated the Local Air Quality Management guidance LAQM.TG(09), and associated tools relating to background concentrations, pollutant emission factors and pollutant adjustment factors. These tools must now be used with new air quality assessment work.
- 1.4. This report presents the amended air quality assessment to determine the change in emissions within the Oxford Meadows SAC as a result of additional housing and employment provision detailed in the SHMA and incorporates revised air quality assessment tools, and a change of future assessment year from 2030 to 2031.

Air pollutants

- 1.5. The focus of the assessment is the effect of oxides of nitrogen (NO_x) on vegetation. Oxides of nitrogen are produced in combustion processes with half of UK emissions attributable to motor vehicles. This report has focussed on the effect of additional vehicle emissions due to the future development scenarios within Cherwell on NO_x concentrations and nitrogen deposition within the Oxford Meadows SAC site.

Ecological limit values

- 1.6. The EU has set a critical level for annual mean NO_x concentrations for the protection of vegetation in zones other than agglomerations, based on the work of the United Nations Economic Commission for Europe (UNECE) and World Health Organisation (WHO). Directive 2008/50/EC identifies that:

“The risk posed by air pollution to vegetation and natural ecosystems is most important in places away from urban areas. The assessment of such risks and the compliance with critical levels for the protection of vegetation should therefore focus on places away from built-up areas.”
- 1.7. In England the critical levels have been incorporated into the Air Quality Standards Regulations 2010, Schedule 6 (SI 2010/1001). The critical level for NO_x for the protection of vegetation is 30 µg/m³, as an annual mean.
- 1.8. The policy of the Statutory Nature Conservation Agencies' in the UK (in England, Natural England) is to apply the 30 µg/m³ annual mean NO_x critical level, as a benchmark, in all internationally designated conservation sites and Sites of Special Scientific Interest (SSSI) on a precautionary basis.
- 1.9. In addition to the critical level for annual mean NO_x concentrations, Critical loads for nitrogen deposition have been set that represent (according to current knowledge) the exposure, below which there should be no significant harmful effects on sensitive elements of the ecosystem. These have been established for a number of habitats dependent on low nitrogen levels. Critical loads are expressed in deposition units of kilograms of nitrogen per hectare per year (kg N/ha/yr).

2. Methodology

Methodology for assessment of designated sites

- 2.1. Annex F to the DMRB¹ provides guidance on assessing the potential effect of oxides of nitrogen upon ecosystems. An assessment of concentrations of total oxides of nitrogen (NO_x) and nitrogen deposition is required where any of the following site designations are identified within 200 metres of roads affected by the proposals and where the designated features are sensitive to air pollution:
- Special Area of Conservation (SAC);
 - Special Protection Area (SPA);
 - proposed SPA (pSPA);
 - candidate SAC (cSAC);
 - sites listed under the Convention on Wetlands and Wildfowl (Ramsar sites); or
 - Sites of Special Scientific Interest (SSSI).
- 2.2. Oxford Meadows SAC, situated in the Thames Valley Distribution, demonstrates good conservation of structure and function of lowland hay meadows. For this reason it has been designated as a SAC. Additional, information is provided in Section 3 of the Submission Cherwell Local Plan (August 2014) Habitat Regulations Assessment : Stage 1 - Screening.
- 2.3. The DMRB air quality screening method version 1.03c and associated tools from DEFRA Technical Guidance TG(09)², were used to estimate concentrations of nitrogen oxides (NO_x) and nitrogen dioxide (NO₂) on transects through the SAC at intervals from the roadside up to a distance of 200 metres. NO₂ concentrations are used in the calculation of the road increment of nitrogen deposition.
- 2.4. The air quality screening method takes into account:
- annual average daily vehicle flows and speeds;
 - the proportion of heavy duty vehicles (HDVs)³;
 - changes in future exhaust emissions due to legislation;
 - road type; and
 - the distance between the receptor and the roads carrying the traffic.
- 2.5. Background concentrations from DEFRA datasets, updated in June 2014, and the DEFRA NO_x to NO₂ calculator tool v4.1 updated in June 2014 were used to convert the output from the air quality screening method to total NO_x to NO₂ concentrations.
- 2.6. The air quality screening method assumes no change in emission factors beyond 2025, as this is the limit of the projections incorporated into the air quality screening method.
- 2.7. Assessments were made on three transects through the SAC (Table 2.1 & Appendix A Figure A.1) at intervals from the roadside up to a distance of 200 metres.

¹ Highways Agency Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 1, Air Quality, revised May 2007 (Ref: HA 207/07).

² Defra, Local Air Quality Management, Technical Guidance, LAQM.TG(09). February 2009

³ Any vehicle with a gross weight greater than 3.5 tonnes, including heavy goods vehicles (HGVs), buses and coaches.

Table 2.1 - Identification of transects

Transect	Road
T1	Perpendicular to A40 West of A34 in a Southerly direction.
T2	Perpendicular to A34 South in a Westerly direction.
T3	Perpendicular to Godstow Road in a South easterly direction.

- 2.8. In addition to the Oxford Meadows SAC transects 1 and 2 also intersect the Pixie and Yarnton Meads SSSI and transect 3 intersects the Port Meadow with Wolvercote Common and Green SSSI.

Traffic data

- 2.9. Traffic flow data used in the assessment was provided by OCC from the Central Oxfordshire traffic model. A summary of traffic data for road links within 200 metres of the SAC is provided in Appendix B Table B.1 and the traffic data used in the 2012 air quality update is presented in Table B.2 for comparison.
- 2.10. The traffic scenarios assessed in this report are:-
- a) 2013 Baseline traffic data
 - b) 2031 Traffic model run 08, referred to as 'Cherwell growth', and includes all the planned and permitted housing and employment detailed in the Cherwell existing local plan and that of neighbouring local authorities.
 - c) 2031 Traffic model run 11, referred to as 'Cherwell growth plus SHMA', and includes traffic as per run 08 with the additional housing and employment sites identified in the SHMA in Cherwell only.
- 2.11. The additional allocation of housing and employment with the SHMA, compared with the Cherwell local plan growth, results in:
- 1% decrease (-200 AADT) on the A40, west of A34;
 - 2% increase (+1,900 AADT) on the A34, south of the A40; and
 - 11% increase (+700 AADT) in traffic on Godstow Road.
- 2.12. There are considerable differences between the traffic data representing the latest Cherwell Local Plan growth in 2031 compared with the Cherwell Local Plan growth in 2030 used in the July 2012 update. A summary of the changes are shown below:
- A decrease in traffic flow on the A40 by approximately 3,500 AADT but an increase in %HDV from 6% to 11% (+900 vehicles);
 - A decrease in traffic flow on the A34 by approximately 2,500 AADT and %HDV down from 13% to 9%; (-4,420 vehicles); and
 - An increase in traffic flow on Godstow Road by approximately 3,500 AADT and an increase in %HDV from 0% to 9% (+560 vehicles).
- 2.13. The traffic modelling completed in 2014, similar to 2012, estimates that the flows on the A40 and A34 are nearing maximum capacity in the peak periods, however the latest model also uses different underlying data, latest forecast growth factors and a different model platform. Interpeak as well as am and pm peak flows have been modelled so the adjustment to 24 hour AADT is based on modelled values for the whole of the daytime period, unlike 2012 data where the adjustment to 24 hour AADT was estimated based on am and pm peak flow only.

- 2.14. The percentage of HDV used in the assessment only includes Heavy Goods Vehicles (HGVs) and no buses or coaches. However, as the roads in question are fairly rural, it is assumed that few buses and coaches would use the routes and that percentage of HGV would be comparable to percentage of HDV.
- 2.15. Twenty-four hourly average speed and percentage HDV data were calculated from the modelled AM and PM peak and interpeak period data.

Background concentrations

- 2.16. Estimates of background concentrations were obtained for the study area from one-kilometre square resolution grid data provided by DEFRA⁴. This data provides total concentrations of NO_x and NO₂ for each grid square. In addition a set of source sectors are provided for NO_x to enable the individual emission sectors to be subtracted from the total concentrations when modelling of that sector has been carried out. This avoids double counting of sources.
- 2.17. Not all roads within the grid squares of interest have been modelled explicitly. On this basis no sectors have been subtracted for total grid square backgrounds for this assessment. The background concentrations for the one kilometre grid squares containing the transects are provided in Table 2. below. Assessment of the additional contribution of road traffic emissions follows in Section 3 to allow comparison of total pollutant concentrations with objective levels for NO_x and calculation of expected nitrogen deposition rates.
- For nitrogen deposition calculations total grid square backgrounds are required for a five kilometre grid square. This is calculated from the average of the one kilometre grid squares. The background concentrations for the five kilometre grid squares containing the transects are provided in
- 2.18. The background concentrations presented above indicate that for transects 1 and 2 the annual mean NO_x concentration already exceeds the critical level for the protection of vegetation of 30 µg/m³ in 2013, without additional modelled road contributions.
- 2.19. Table 2.3 below.
- 2.20. Background concentrations are only available up to 2030, beyond which it is assumed that these concentrations would not change. On this basis 2030 background concentrations are used for the 2031 scenarios.

Table 2.2 - Background concentrations for the 1km grid squares used in the air quality assessment

Transect	Grid Square	2013		2030 (2031)	
		NO _x (µg/m ³)	NO ₂ (µg/m ³)	NO _x (µg/m ³)	NO ₂ (µg/m ³)
T1 (A40) & T2 (A34)	448500,210500	30.8	20.7	21.3	14.9
T3 (Godstow Road)	449500,209500	22.8	15.8	16.4	11.8

- 2.21. The background concentrations presented above indicate that for transects 1 and 2 the annual mean NO_x concentration already exceeds the critical level for the protection of vegetation of 30 µg/m³ in 2013, without additional modelled road contributions.

⁴ <http://uk-air.defra.gov.uk/data/laqm-background-maps?year=2011> - July 2014 version download 16th July 2014

Table 2.3 - Background Concentrations for the 5km Grid Squares Used in the Air Quality Assessment

Transect	5km Grid Square	2013		2030 (2031)	
		NO _x (µg/m ³)	NO ₂ (µg/m ³)	NO _x (µg/m ³)	NO ₂ (µg/m ³)
T1 (A40) & T2 (A34)	445000,210000	21.1	14.8	15.0	10.9
T3 (Godstow Road)	449500,205000	20.6	14.4	14.5	10.5

- 2.22. It should be noted that the 30 µg/m³ annual mean NO_x critical level is only strictly applicable at monitoring locations more than 20 kilometres from towns with more than 250,000 inhabitants or more than five kilometres from other built-up areas, industrial installations or motorways (including major roads with over 50,000 vehicles). Although Oxford Meadows SAC is less than five kilometres from the built up areas of north Oxford, and the A34 which is classed as a major road, it is Natural England policy to use the critical level as a benchmark for assessing the potential effects of a development on a designated area.

Consideration of uncertainties in assessment method

- 2.23. The DMRB air quality screening method uses vehicle emission factors which have not been updated since its initial publication in 2007. However, there have been subsequent updates to the vehicle emission factors, given separately in DEFRA's emission factor toolkit (EFT), the most recent version (v6.0.1) of which was published in July 2014.
- 2.24. Research published by DEFRA examining trends in measured NO_x and NO₂ concentrations in ambient air indicated that concentrations may not be declining at the rates previously anticipated by the Government⁵. This means that future year NO_x emission factors and background estimates may be too low. With regard to assumed vehicle emissions, the DMRB air quality screening method emission factors may unintentionally address this to a degree in that there is no account of cleaner Euro 5 (V) and 6 (VI) vehicles, which are assumed in the latest emission factors; hence, the DMRB air quality screening method assumes comparatively worst-case NO_x emissions.
- 2.25. To address this potential limitation in the assessment methodology a sensitivity test was applied to the NO_x concentrations calculated using the DMRB screening method, which have been adjusted using specific factors. These factors were derived based on the ratio between the annual NO_x emissions calculated for each road using the screening method and those calculated using the EFT v6.0.1. The adjusted Road NO_x was then combined with the background NO_x to determine the adjusted NO_x concentration at each transect location, as shown in the equation below. The adjustment factors and adjusted annual mean NO_x concentrations are presented in Appendix C Tables C.1 and Table C.2.

$$\text{Adjusted NO}_x \text{ concentration} = \text{Background NO}_x + (\text{DMRB Road NO}_x \text{ component} * (\text{EFT v6.0.1 annual emission (factor kg / yr)} / \text{DMRB v1.03c annual emission factor kg / yr}))$$

- 2.26. In addition a second sensitivity test was undertaken, in accordance with the Highways Agency IAN 170/12. This addresses uncertainty in future projections of NO₂, known as the gap analysis. The gap analysis worksheets determine an individual adjustment factor at each location based on the comparison between the

⁵ http://uk-air.defra.gov.uk/reports/cat05/1108251149_110718_AQ0724_Final_report.pdf

emission factor and backgrounds in the base year compared with the future scenario year.

- 2.27. The adjusted annual mean NO_x concentrations derived using sensitivity test 1 were used as inputs as these are a realistic expectation of NO_x concentrations in 2031, given our current understanding of vehicle improvements and trends in traffic composition rather than the highly conservative results estimated using the air quality screening method alone.
- 2.28. NO_x concentrations in 2031 were adjusted using gap analysis factors. The gap analysis factors were derived based on the ratio between the base year and future year NO_x concentrations and a factor representing the long term trend in roadside NO_x concentrations between the base year and future year. The gap analysis factors are reported in Appendix C Table C.3 and the gap analysis adjusted annual mean NO_x concentrations are presented in Table C.4.
- 2.29. The gap analysis factors are higher at locations closer to the road, as although all emission factors are higher in the base year, compared with the future scenario, their contribution to annual mean NO_x concentrations diminishes with distance from the road. This ratio is combined with a constant value called the long term adjustment factor between 2013 and 2031 based on the long term NO₂ trends observed at roadside monitoring sites between 2006 and 2010. A revision of the future long term adjustment factors is in progress and the findings of this assessment may be overly pessimistic given recent emerging evidence associated with the performance of Euro 6/VI vehicles.
- 2.30. A third sensitivity test was applied to determine the change in future nitrogen deposition rates. If future background deposition rates reduce by only 1% per year from the values estimated for 2011 rather than the 2% reduction per year as described in Annex F of DMRB. This is described in the following section on nitrogen deposition and the results are presented in Appendix C, Table C.5.
- 2.31. The local plan housing trajectory between 2014 and 2031 was reviewed to confirm that the air quality assessment in 2031 examined the year likely to experience the largest change in pollutant concentrations as a result of implementing the Cherwell growth and SHMA detailed in the local plan. Further details are presented in Appendix D.

Nitrogen deposition

- 2.32. The UK's air pollution regulators and local planning authorities use an online tool called Air Pollution Information System (APIS⁶) to evaluate the effects of air pollution on ecological habitats as part of their consenting or permitting work. The APIS website provides modelled data on nitrogen and acid deposition across the whole of the UK with a 5 km square grid resolution and site specific data for UK Designated SSSIs, SACs and SPAs.
- 2.33. The Oxford Meadows SAC is described as *Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)* and is one of only two known sites in the UK where creeping meshwork (*Apium ripens*) is present, which are the primary reasons for the SAC designation. The critical load for nitrogen deposition in this meadow habitat is 20-30 kg N/ha/yr for low and medium altitude hay meadow. The effects of nitrogen deposition in excess of these ranges may lead to an increase in tall grasses and decreased diversity.
- 2.34. The APIS record for nitrogen deposition averaged across the entire area of the SAC (to be differentiated from the 5km grid square value) between 2009 and 2011 was 17.55 kilograms nitrogen per hectare per year (kg N/ha/yr), below the critical load range.

⁶ <http://www.apis.ac.uk/>

- 2.35. To estimate the change in total nitrogen deposition rate as a result of predicted traffic changes in the vicinity of the SAC, total average nitrogen deposition rates were determined for the five-kilometre square within which each transect lies. The total average deposition rate data for 2009-2012 (most recently available data representing 2011 values) were obtained from APIS, and adjusted for the opening year scenarios by reducing rates by 2% per year in accordance with the methodology given in Annex F to the DMRB.
- 2.36. For the sensitivity test, which accounts for future trends in NO_x not reducing as quickly as forecast, the total nitrogen deposition rate was adjusted for the opening year by reducing rates by 1% per year instead of 2% and this deposition rate is used in calculating the total nitrogen deposition rates presented in Appendix C, Table C.5. The amended APIS average total nitrogen deposition rates are also presented in Table 2-4. This is the same approach as agreed with Natural England in the 2012 assessment work.
- 2.37. Average total nitrogen deposition rates obtained for 2011 and the 2031 future scenarios are shown in Table 2.4.

Table 2.4 - Deposition Rates from APIS

Transect	5km Grid Square	APIS Average Total Nitrogen Deposition Rate (kg N/ha/yr)		
		2011	2031	2031 with 1% decrease rate
T1 (A40) & T2 (A34)	445000,210000	17.4	10.4	13.9
T3 (Godstow Road)	445000,205000	17.1	10.2	13.7

- 2.38. To estimate the total nitrogen deposition rates for the 2031 scenarios, the total annual mean NO₂ concentration at each transect receptor has been converted using the procedure described in Annex F of DMRB. The road increment at each transect receptor is the remainder when the average background NO₂ values for the 5 kilometre grid square, presented in Table 2.3 are removed from the modelled total NO₂ concentration at the receptor and adjusted to the Dry NO₂ deposition rate by multiplying by 0.1. The average total nitrogen deposition rate is the background nitrogen deposition rate presented in Table 2-4 plus the road increment, as shown in the equation below. The calculated total nitrogen deposition rates can then be compared with the Critical Load of 20-30 kg N/ha/yr.

$$\begin{aligned}
 \text{Ndeposition rate at receptor} &= \text{background Ndeposition rate for 5km grid square} + (0.1 \\
 & * (\text{NO}_2 \text{ concentration at receptor} \\
 & - \text{5km grid square background NO}_2 \text{ concentration}))
 \end{aligned}$$

Assessment criteria

- 2.39. The air quality assessment procedure for designated sites detailed in DMRB HA207/07, advises in paragraph 3.29

“The NO_x concentrations at the Designated Site(s) should be compared with the vegetation criterion for NO_x and the change in concentration due to the project determined in the opening year. If the project is expected to cause an increase in concentrations of at least 2 µg/m³ and the predicted concentrations (including background) are very close to or exceed the criterion, then the sensitivity of that species to NO_x should be commented upon. Advice from an ecologist or the statutory body should be sought at this stage. The results of this assessment should also be passed to an ecologist for inclusion in the ecological impact assessment (Environmental Statement/environmental report; and or Appropriate Assessment). The ecologist should consider the potential cumulative effects of the

various impacts such as air pollution, water pollution and habitat loss and comment upon the effect of the project on the integrity of the Designated Site. If the designated features are at risk of being adversely affected by the project, mitigation measures should be considered to minimise the scale of impact.”

- 2.40. The assessment criteria for the N deposition assessment is detailed in Annex F of in DMRB HA207/07, as follows

“The change in deposition due to the project should be noted and discussed in relation to the critical load relevant to the interest features of the site, the background deposition and the extent of any exceedence. The results of this assessment should also be passed to an ecologist for inclusion in the ecological impact assessment (environmental impact assessment and/or Appropriate Assessment). The ecologist should consider the potential cumulative effects of all of the various impacts such as air pollution, water pollution and habitat loss and comment upon the effect of the project on the integrity of the Designated Site.”

3. Results

Assessment of NO_x concentrations

- 3.1. NO_x concentrations were estimated at the boundary of the SAC and 25, 50, 75, 125, 150, 175 and 200 metres from the road centreline on three transects identified in Table 2.1 through Oxford Meadows SAC to assess whether the critical level for NO_x for the protection of vegetation of 30 µg/m³ was exceeded. The results are presented in Table 3.1.
- 3.2. As identified in the methodology the background NO_x concentration of 30.8 µg/m³ in 2013 for the grid square containing transects 1 and 2, already exceeded the critical level without the additional modelled road contribution.
- 3.3. Estimated concentrations at transect 1 (A40) exceeded the 30 µg/m³ annual mean critical level in the 2013 base scenario up to 200 metres from the road. In 2031 estimated concentrations at transect 1 results were expected to exceed the 30 µg/m³ annual mean critical level up to 50 metres from the road. The 2031 Cherwell growth plus SHMA scenario were expected to result in an increase in NO_x concentrations of 0.1 µg/m³ only within 50 metres of the road.
- 3.4. Estimated concentrations at transect 2 (A34) exceeded the 30 µg/m³ annual mean critical level in the 2013 base scenario up to 200 metres from the road. In both 2031 scenarios the 30 µg/m³ annual mean critical level was exceeded up to 75 metres from the road. Estimated concentrations were below the 30 µg/m³ annual mean critical level at all other locations. The 2031 Cherwell growth plus SHMA scenario was estimated to result in increases in annual mean NO_x concentrations of less than 0.3 µg/m³, compared with the 2031 Cherwell growth scenario, as shown in Table 3.1.
- 3.5. For transect 3 (Godstow Road) concentrations of NO_x were estimated to be below the 30 µg/m³ annual mean critical level in all scenarios for all locations. The 2031 Cherwell growth plus SHMA scenario was estimated to result in increases in annual mean NO_x concentrations of 0.5 µg/m³ or less, when compared with the 2031 Cherwell growth scenario, as shown in Table 3.1.

Table 3.1 - Estimated annual mean NO_x concentrations (µg/m³)

Transect Name	2013 Base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 1 (A40)				
T1-15m	42.2	37.2	37.3	0.1
T1-25m	39.5	33.4	33.5	0.1
T1-50m	35.5	27.8	27.8	<0.1
T1-75m	33.4	24.9	24.9	<0.1
T1-100m	32.2	23.2	23.2	<0.1
T1-125m	31.5	22.3	22.3	<0.1
T1-150m	31.2	21.9	21.9	<0.1
T1-175m	31.1	21.8	21.8	<0.1
T1-200m	31.0	21.6	21.6	<0.1
Transect Name	2013 Base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 2 (A34)				
T2-15m	52.9	46.6	46.9	0.3
T2-25m	47.6	40.5	40.8	0.3
T2-50m	39.8	31.6	31.8	0.2
T2-75m	35.8	27.0	27.1	0.1
T2-100m	33.5	24.4	24.4	<0.1
T2-125m	32.2	23.0	23.0	<0.1
T2-150m	31.7	22.3	22.3	<0.1
T2-175m	31.5	22.1	22.1	<0.1
T2-200m	31.2	21.7	21.7	<0.1
Transect Name	2013 Base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 3 (Godstow Road)				
T3-5m	24.1	21.9	22.4	0.5
T3-25m	23.6	19.7	20.0	0.3
T3-50m	23.2	18.2	18.3	0.1
T3-75m	23.0	17.4	17.5	0.1
T3-100m	22.9	17.0	17.0	<0.1
T3-125m	22.9	16.7	16.7	<0.1
T3-150m	22.8	16.6	16.6	<0.1
T3-175m	22.8	16.6	16.6	<0.1
T3-200m	22.8	16.5	16.5	<0.1

Sensitivity Tests

Sensitivity Test 1 – accounting for changes in emission factors since DMRB published

- 3.6. The annual emissions and adjustment factors presented in Table C1 demonstrate that the DMRB screening method is underestimating emissions in the base year and overestimating emissions in 2031 compared with the emissions calculated using EFT v6.0.1.
- 3.7. The adjusted annual mean NO_x concentrations at transect 1 (A40) were estimated to exceed the critical level up to 200 metres from the road in the 2013 base scenario. In all future scenarios, results were below the 30 µg/m³ annual mean.
- 3.8. At transect 2 (A34) adjusted annual mean NO_x concentrations exceeded the critical level at all locations in the 2013 base scenario and at the closest receptor only with both the Cherwell growth and with the growth plus SHMA scenarios. The difference between the results is an increase of 0.1 µg/m³ or less.
- 3.9. Results at transect 3 (Godstow Road) were below the critical level at all locations in all scenarios. The difference as a result of the SHMA housing and employment provisions was 0.3 µg/m³ or less. The results are presented in Appendix C Table C.2.

Sensitivity Test 2 – Gap Analysis accounting for smaller reduction in future NO_x emissions

- 3.10. The inputs into the gap analysis worksheet are reported in Table C.3 and the gap analysis adjusted NO_x results are presented in Appendix C, Table C.4.
- 3.11. The adjusted NO_x concentrations are reported at all transect locations for Cherwell growth and Cherwell growth plus SHMA scenarios in Table C.4.
- 3.12. At transect 1 (A40), the critical level was exceeded at the boundary of the SAC. At all other locations results were below the critical level of 30 µg/m³ annual mean. The change as a result of the SHMA scenario was less than 0.1 µg/m³.
- 3.13. At transect 2 (A34) the critical level was exceeded up to 50 metres from the road. The increase with the SHMA scenario was 0.2 µg/m³ or less.
- 3.14. At transect 3 (Godstow Road) all results were below the critical level with all scenarios. The increase with the SHMA scenario was 0.3 µg/m³ or less.

Conclusions of the NO_x assessment

- 3.15. The assessment of annual mean NO_x concentrations finds that the critical level is likely to be exceeded in the 2013 base scenario at all locations in transects 1 (A40) and 2 (A34) which run through the SSSI units 2 and 3 of Pixie and Yarnton Meads. The condition of these two units was reported as favourable in December 2012, therefore the expected reduction in NO_x concentrations over the next 18 years up to 2031 is unlikely to cause a change to the overall condition.
- 3.16. The increase in NO_x concentrations as a result of including the SHMA housing and employment allocation to the existing Cherwell local plan provision is below 2 µg/m³ at all locations (the largest change was 0.5 µg/m³ at Godstow Road, and only under superseded vehicle emissions data). There were some locations where the critical level is exceeded, however under the most recent information on future NO_x emissions and background concentrations, represented by the adjusted annual mean concentrations presented in Table C.2, there is only one location, at the boundary of the SAC near to the A34 south of the A40, where the critical level is expected to be exceeded with the Cherwell growth scenario and the result of the SHMA is to increase this concentration by just 0.1 µg/m³, **well below the 2 µg/m³ criteria** requiring assessment of the sensitivity of relevant species within the designated site.

Assessment of nitrogen deposition

- 3.17. The nitrogen deposition rate was determined based on background deposition rates plus the increment from the road within 200 metres for each scenario. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).
- 3.18. The total nitrogen deposition rate, the road increment and the comparison with the critical load on each transect are presented in Table 3.2.
- 3.19. The total deposition rate at locations in transect 1(A40), transect 2(A34) and transect 3 (Godstow Road) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.
- 3.20. The change in road increment as a result of the scenarios is less than 0.1 kg N/ha/yr for all transects locations for all scenarios. Including the additional housing and employment included with the SHMA makes **no measurable change** to the nitrogen deposition rates found with the Cherwell local plan.
- 3.21. The results of the additional sensitivity tests for nitrogen deposition are presented in Appendix C Table C.5. The results indicated that even if the background nitrogen deposition rate reduces by 1% instead of 2% per annum between 2013 and 2031, the resulting nitrogen deposition rates are expected to be below the lower limit of the critical load for the SAC in 2031 and changes in deposition rates as a result of implementing the additional housing and employment provision in the SHMA are still less than 0.1 kg N/ha/yr.

Table 3.2 - Estimated annual mean nitrogen deposition rate (kg N/ha/yr)

Transect 1 (A40)											
Distance from road	Total N deposition rate (kg N/ha/yr)			Road increment (kg N/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T1-15m	11.6	11.6	<0.1	1.2	1.2	<0.1	10.3%	10.3%	20 - 30	Not Exceeded	Not Exceeded
T1-25m	11.4	11.4	<0.1	1.0	1.0	<0.1	8.8%	8.8%	20 - 30	Not Exceeded	Not Exceeded
T1-50m	11.1	11.1	<0.1	0.7	0.7	<0.1	6.3%	6.3%	20 - 30	Not Exceeded	Not Exceeded
T1-75m	11.0	11.0	<0.1	0.6	0.6	<0.1	5.5%	5.5%	20 - 30	Not Exceeded	Not Exceeded
T1-100m	10.9	10.9	<0.1	0.5	0.5	<0.1	4.6%	4.6%	20 - 30	Not Exceeded	Not Exceeded
T1-125m	10.9	10.9	<0.1	0.5	0.5	<0.1	4.6%	4.6%	20 - 30	Not Exceeded	Not Exceeded
T1-150m	10.8	10.8	<0.1	0.4	0.4	<0.1	3.7%	3.7%	20 - 30	Not Exceeded	Not Exceeded
T1-175m	10.8	10.8	<0.1	0.4	0.4	<0.1	3.7%	3.7%	20 - 30	Not Exceeded	Not Exceeded
T1-200m	10.8	10.8	<0.1	0.4	0.4	<0.1	3.7%	3.7%	20 - 30	Not Exceeded	Not Exceeded

Transect 2 (A34)											
Distance from road	Total N deposition rate (kg N/ha/yr)			Road increment (kg N/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T2-15m	12.0	12.0	<0.1	1.6	1.6	<0.1	13.3%	13.3%	20 - 30	Not Exceeded	Not Exceeded
T2-25m	11.7	11.7	<0.1	1.3	1.3	<0.1	11.1%	11.1%	20 - 30	Not Exceeded	Not Exceeded
T2-50m	11.3	11.3	<0.1	0.9	0.9	<0.1	8.0%	8.0%	20 - 30	Not Exceeded	Not Exceeded
T2-75m	11.1	11.1	<0.1	0.7	0.7	<0.1	6.3%	6.3%	20 - 30	Not Exceeded	Not Exceeded
T2-100m	11.0	11.0	<0.1	0.6	0.6	<0.1	5.5%	5.5%	20 - 30	Not Exceeded	Not Exceeded
T2-125m	10.9	10.9	<0.1	0.5	0.5	<0.1	4.6%	4.6%	20 - 30	Not Exceeded	Not Exceeded
T2-150m	10.9	10.9	<0.1	0.5	0.5	<0.1	4.6%	4.6%	20 - 30	Not Exceeded	Not Exceeded
T2-175m	10.9	10.9	<0.1	0.5	0.5	<0.1	4.6%	4.6%	20 - 30	Not Exceeded	Not Exceeded
T2-200m	10.8	10.8	<0.1	0.4	0.4	<0.1	3.7%	3.7%	20 - 30	Not Exceeded	Not Exceeded

Transect 3 (Godstow Road)											
Distance from road	Total N deposition rate (kg N/ha/yr)			Road increment (kg N/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T3-5m	10.6	10.6	<0.1	0.4	0.4	<0.1	3.8%	3.8%	20 - 30	Not Exceeded	Not Exceeded
T3-25m	10.5	10.5	<0.1	0.3	0.3	<0.1	2.9%	2.9%	20 - 30	Not Exceeded	Not Exceeded
T3-50m	10.4	10.4	<0.1	0.2	0.2	<0.1	1.9%	1.9%	20 - 30	Not Exceeded	Not Exceeded
T3-75m	10.4	10.4	<0.1	0.2	0.2	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded
T3-100m	10.4	10.4	<0.1	0.2	0.2	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded
T3-125m	10.3	10.3	<0.1	0.1	0.1	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded
T3-150m	10.3	10.3	<0.1	0.1	0.1	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded
T3-175m	10.3	10.3	<0.1	0.1	0.1	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded
T3-200m	10.3	10.3	<0.1	0.1	0.1	<0.1	<0.9%	<0.9%	20 - 30	Not Exceeded	Not Exceeded

4. Conclusion

NO_x concentrations

- 4.1. Concentrations of NO_x were estimated to be above the 30 µg/m³ annual mean critical level for the protection of vegetation at all locations for transect 1 (A40) and transect 2 (A34) in the 2013 base year. This is due to the latest revision of the UK background concentration maps, which estimated the background NO_x concentration for the grid square containing transects 1 and 2 as 30.8 µg/m³ in 2013. The annual mean critical level was not exceeded in the grid square for transect 3 (Godstow Road) in 2013.
- 4.2. With the DMRB air quality screening method, concentrations of NO_x were estimated to be below the 30 µg/m³ annual mean critical level for the protection of vegetation at most transect locations in the 2031 scenarios. The exceptions are transect 1 (A40) where the critical level was exceeded up to 50 metres from the road in the future scenarios and transect 2 (A34) where the critical level was exceeded up to 75 metres from the road centreline for all 2031 scenarios. The increase with the additional housing and employment identified in the SHMA was estimated to be 0.5 µg/m³ or less. According to the assessment criteria, detailed in 2.36, the Cherwell growth with SHMA scenario did not result in an increase in NO_x concentrations of at least 2 µg/m³ and therefore even though the critical level is exceeded, at some transect locations near to the road, further assessment is not justified on the basis of the estimated changes in air quality.
- 4.3. With sensitivity test 1, which accounts for the latest update to emission factors, all locations except for the boundary of the SAC near to transect 2 (A34) were expected to be below the 30 µg/m³ annual mean critical level. The maximum increase with the SHMA scenario was 0.3 µg/m³ at transect 3 (Godstow Road). Again using the assessment criteria, detailed in 2.36, the Cherwell growth with SHMA scenario did not result in an increase in NO_x concentrations of at least 2µg/m³ and therefore further assessment is not justified on the basis of the estimated changes in air quality.
- 4.4. With sensitivity test 2, the gap analysis adjusted annual mean NO_x concentrations, which accounts for future year trends in NO₂ and NO_x concentrations, all locations except for the boundary of the SAC near to transect 1 (A40) and up to 50 metres from the road centreline at transect 2 (A34) were expected to be below the 30 µg/m³ annual mean critical level. The maximum increase with the SHMA scenario was 0.3 µg/m³ at transect 3 (Godstow Road). Again using the assessment criteria, detailed in 2.36, the Cherwell growth with SHMA scenario did not result in an increase in NO_x concentrations of at least 2µg/m³ and therefore further assessment is not justified on the basis of the estimated changes in air quality.

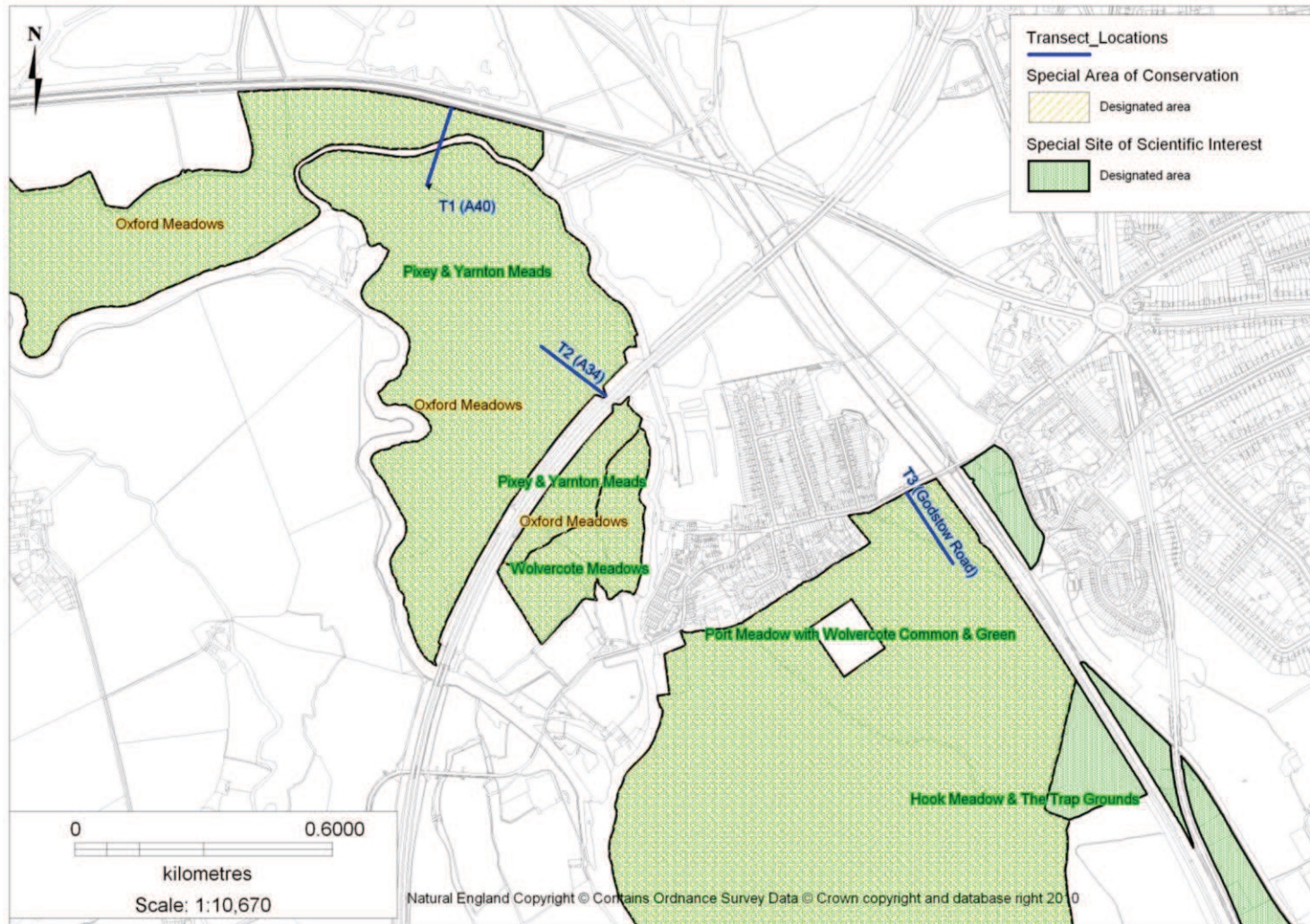
Nitrogen deposition

- 4.5. Nitrogen deposition rates for all transect locations were below the lower threshold of the critical load for Oxford Meadows for all 2031 scenarios within the boundary of the SAC. There was no measurable difference between the results determined for the Cherwell growth and Cherwell growth plus SHMA scenarios.
- 4.6. The sensitivity test to take account of trends in future N deposition rates reducing at a lower rate than detailed in the N deposition assessment also found that all N deposition rates were still below the lower threshold of the critical load for Oxford Meadows for all future scenarios. There was again no measurable difference as a result of implementing the additional housing and employment provisions of the SHMA.

Appendix

A. Transect Locations

Figure A.1 Transect location map



B. Traffic Data

Table B 1 Traffic data used in the air quality assessment

Link Name	2013 (and 2031) Base			2031 Cherwell growth			2031 Cherwell growth with SHMA		
	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)
A40 (west of A34)	18,000	4.5	57.4	22,000	10.8	52.1	21,800	10.9	52.8
A34 (south of A40)	69,900	5.5	74.4	100,100	8.6	64.2	102,000	8.7	64.2
Godstow Rd in Wolvercote	1,300	6.3	34.7	6,200	9.1	39.2	6,900	8.5	39.3

Table B 2 Traffic data used in the 2012 air quality assessment

Link Name	2009 (and 2030) Base			2030 Cherwell Growth			2030 Ref		
	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)
A40 (west of A34)	21,629	14.3	56	25,436	5.8	53	25,033	6.3	54
A34 (south of A40)	84,899	13.5	78	102,593	12.7	68	102,593	12.7	68
Godstow Rd in Wolvercote	1,548	0	35	2,760	0	35	2,622	0	35

C. Future Trends in NO_x Sensitivity Test

Table C 1 Data used to derive adjustment factor for modelled road NO_x component (µg/m³)

Emission Factor Source	Scenario	T1 (A40)	T2 (A34)	T3 (Godstow Road)
DMRB v1.03c Annual NO _x Emissions kg/yr	Base 2013	2,595	11,338	206
EFT v6.0.1 Annual NO _x Emissions kg/yr		3,283	12,617	353
Ratio		1.27	1.11	1.71
DMRB v1.03c Annual NO _x Emissions kg/yr	Projected base 2031	2,172	9,427	162
EFT v6.0.1 Annual NO _x Emissions kg/yr		1,033	3,842	102
Ratio		0.48	0.41	0.63
DMRB v1.03c Annual NO _x Emissions kg/yr	2031 Cherwell growth	4,084	16,145	877
EFT v6.0.1 Annual NO _x Emissions kg/yr		1,398	5,646	467
Ratio		0.34	0.35	0.53
DMRB v1.03c Annual NO _x Emissions kg/yr	2031 Cherwell growth +SHMA	4,061	16,551	945
EFT v6.0.1 Annual NO _x Emissions kg/yr		1,375	5,757	515
Ratio		0.34	0.35	0.54

Table C 2 Adjusted estimated annual mean NOx concentrations ($\mu\text{g}/\text{m}^3$)

Transect Name	2013 Base	2031 Projected base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 1 (A40)					
T1-15m	45.3	25.8	26.7	26.7	<0.1
T1-25m	41.8	24.8	25.4	25.4	<0.1
T1-50m	36.7	23.2	23.5	23.5	<0.1
T1-75m	34.0	22.3	22.5	22.5	<0.1
T1-100m	32.6	21.8	22.0	22.0	<0.1
T1-125m	31.7	21.6	21.6	21.6	<0.1
T1-150m	31.4	21.5	21.5	21.5	<0.1
T1-175m	31.2	21.4	21.5	21.5	<0.1
T1-200m	31.0	21.4	21.4	21.4	<0.1

Transect Name	2013 Base	2031 Projected base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 2 (A34)					
T2-15m	55.4	28.8	30.1	30.2	0.1
T2-25m	49.5	27.0	28.0	28.1	0.1
T2-50m	40.8	24.3	24.9	24.9	<0.1
T2-75m	36.3	23.0	23.3	23.3	<0.1
T2-100m	33.8	22.2	22.4	22.4	<0.1
T2-125m	32.4	21.8	21.9	21.9	<0.1
T2-150m	31.8	21.6	21.6	21.6	<0.1
T2-175m	31.6	21.5	21.6	21.6	<0.1
T2-200m	31.2	21.4	21.4	21.4	<0.1

Transect Name	2013 Base	2031 Projected base	2031 Cherwell growth	2031 Cherwell growth +SHMA	Change
Transect 3 (Godstow Road)					
T3-5m	25.0	17.1	19.4	19.7	0.3
T3-25m	24.1	16.8	18.2	18.4	0.2
T3-50m	23.5	16.6	17.4	17.5	0.1
T3-75m	23.2	16.6	17.0	17.0	<0.1
T3-100m	23.0	16.5	16.7	16.8	0.1
T3-125m	22.9	16.5	16.6	16.6	<0.1
T3-150m	22.9	16.5	16.5	16.5	<0.1
T3-175m	22.8	16.5	16.5	16.5	<0.1
T3-200m	22.8	16.5	16.5	16.5	<0.1

Table C 3 Inputs from the Highways Agency long term gap analysis calculator (v1.0)

Receptor ID	Base 2013 NOx	Projected base NOx	Projected base NOx / base 2013 NOx (Ratio A)	2030 long term adjustment factor/ 2013 long term adjustment factor (Ratio B)*	Gap factor (Ratio B /Ratio A)
T1-15m	45.3	25.8	0.57	0.66	1.17
T1-25m	41.8	24.8	0.59	0.66	1.12
T1-50m	36.7	23.2	0.63	0.66	1.05
T1-75m	34.0	22.3	0.66	0.66	1.01
T1-100m	32.6	21.8	0.67	0.66	0.99
T1-125m	31.7	21.6	0.68	0.66	0.97
T1-150m	31.4	21.5	0.68	0.66	0.97
T1-175m	31.2	21.4	0.69	0.66	0.97
T1-200m	31.0	21.4	0.69	0.66	0.96
T2-15m	55.4	28.8	0.52	0.66	1.28
T2-25m	49.5	27.0	0.55	0.66	1.22
T2-50m	40.8	24.3	0.60	0.66	1.11
T2-75m	36.3	23.0	0.63	0.66	1.05
T2-100m	33.8	22.2	0.66	0.66	1.01
T2-125m	32.4	21.8	0.67	0.66	0.99
T2-150m	31.8	21.6	0.68	0.66	0.98
T2-175m	31.6	21.5	0.68	0.66	0.98
T2-200m	31.2	21.4	0.69	0.66	0.97
T3-15m	25.0	17.1	0.68	0.66	0.97
T3-25m	24.1	16.8	0.70	0.66	0.95
T3-50m	23.5	16.6	0.71	0.66	0.94
T3-75m	23.2	16.6	0.72	0.66	0.93
T3-100m	23.0	16.5	0.72	0.66	0.93
T3-125m	22.9	16.5	0.72	0.66	0.92
T3-150m	22.9	16.5	0.72	0.66	0.92
T3-175m	22.8	16.5	0.72	0.66	0.92
T3-200m	22.8	16.5	0.72	0.66	0.92

Table C 4 Gap analysis: Adjusted annual mean NOx concentrations ($\mu\text{g}/\text{m}^3$), 2031

Transect Name	Gap factor	Adjusted 2031 Cherwell growth	Adjusted 2031 Cherwell growth +SHMA	Change
Transect 1 (A40)				
T1-15m	1.17	31.1	31.1	<0.1
T1-25m	1.12	28.4	28.4	<0.1
T1-50m	1.05	24.7	24.7	<0.1
T1-75m	1.01	22.8	22.8	<0.1
T1-100m	0.99	21.8	21.8	<0.1
T1-125m	0.97	21.0	21.0	<0.1
T1-150m	0.97	20.8	20.8	<0.1
T1-175m	0.97	20.8	20.8	<0.1
T1-200m	0.96	20.6	20.6	<0.1
Transect Name	Gap factor	Adjusted 2031 Cherwell growth	Adjusted 2031 Cherwell growth +SHMA	Change
Transect 2 (A34)				
T2-15m	1.28	38.4	38.6	0.2
T2-25m	1.22	34.1	34.2	0.1
T2-50m	1.11	27.7	27.7	<0.1
T2-75m	1.05	24.4	24.4	<0.1
T2-100m	1.01	22.6	22.6	<0.1
T2-125m	0.99	21.6	21.6	<0.1
T2-150m	0.98	21.1	21.1	<0.1
T2-175m	0.98	21.1	21.1	<0.1
T2-200m	0.97	20.7	20.7	<0.1

Transect Name	Gap factor	Adjusted 2031 Cherwell growth	Adjusted 2031 Cherwell growth +SHMA	Change
Transect 3 (Godstow Road)				
T3-5m	0.97	18.8	19.1	0.3
T3-25m	0.95	17.3	17.5	0.2
T3-50m	0.94	16.3	16.4	0.1
T3-75m	0.93	15.8	15.8	<0.1
T3-100m	0.93	15.5	15.5	<0.1
T3-125m	0.92	15.3	15.3	<0.1
T3-150m	0.92	15.2	15.2	<0.1
T3-175m	0.92	15.1	15.1	<0.1
T3-200m	0.92	15.1	15.1	<0.1

Table C 5 Sensitivity test -estimated annual mean nitrogen deposition rate (kg N/ha/yr) at 1% reduction rate between 2013 and 2031

Transect 1 (A40)											
Distance from road	Total N deposition rate (kgN/ha/yr)			Road increment (kgN/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T1-15m	15.1	15.1	<0.1	1.2	1.2	<0.1	7.9%	7.9%	20 - 30	Not Exceeded	Not Exceeded
T1-25m	14.9	14.9	<0.1	1.0	1.0	<0.1	6.7%	6.7%	20 - 30	Not Exceeded	Not Exceeded
T1-50m	14.6	14.6	<0.1	0.7	0.7	<0.1	4.8%	4.8%	20 - 30	Not Exceeded	Not Exceeded
T1-75m	14.5	14.5	<0.1	0.6	0.6	<0.1	4.1%	4.1%	20 - 30	Not Exceeded	Not Exceeded
T1-100m	14.4	14.4	<0.1	0.5	0.5	<0.1	3.5%	3.5%	20 - 30	Not Exceeded	Not Exceeded
T1-125m	14.4	14.4	<0.1	0.5	0.5	<0.1	3.5%	3.5%	20 - 30	Not Exceeded	Not Exceeded
T1-150m	14.3	14.3	<0.1	0.4	0.4	<0.1	2.8%	2.8%	20 - 30	Not Exceeded	Not Exceeded
T1-175m	14.3	14.3	<0.1	0.4	0.4	<0.1	2.8%	2.8%	20 - 30	Not Exceeded	Not Exceeded
T1-200m	14.3	14.3	<0.1	0.4	0.4	<0.1	2.8%	2.8%	20 - 30	Not Exceeded	Not Exceeded

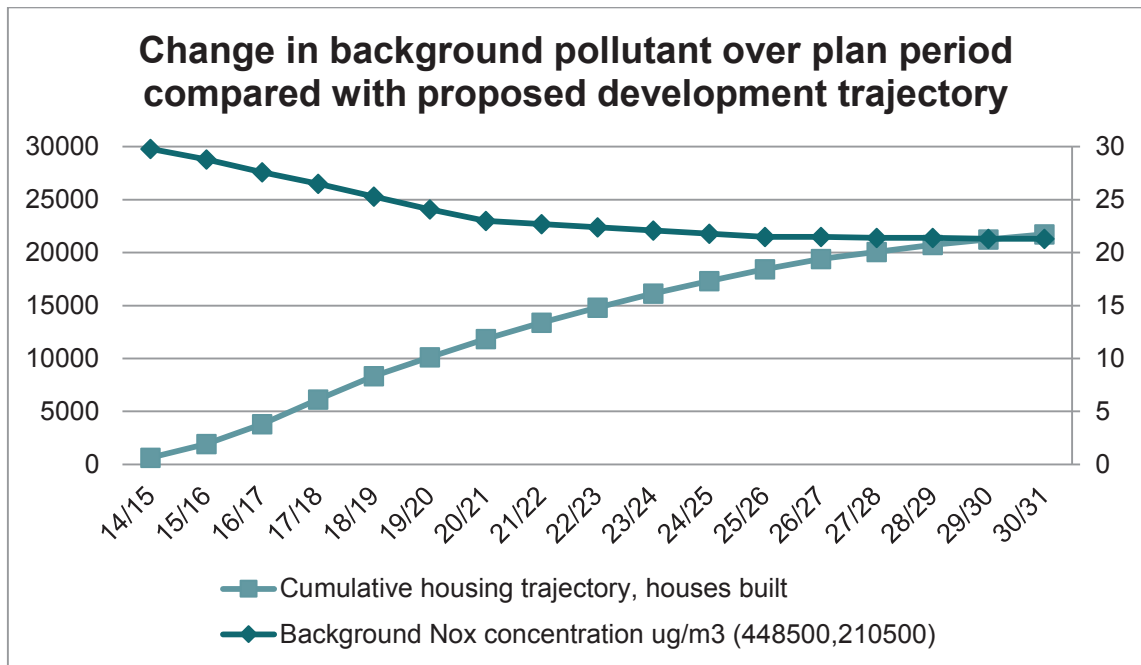
Transect 2 (A34)											
Distance from road	Total N deposition rate (kg N/ha/yr)			Road increment (kg N/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T2-15m	15.5	15.5	<0.1	1.6	1.6	<0.1	10.3%	10.3%	20 - 30	Not Exceeded	Not Exceeded
T2-25m	15.2	15.2	<0.1	1.3	1.3	<0.1	8.6%	8.6%	20 - 30	Not Exceeded	Not Exceeded
T2-50m	14.8	14.8	<0.1	0.9	0.9	<0.1	6.1%	6.1%	20 - 30	Not Exceeded	Not Exceeded
T2-75m	14.6	14.6	<0.1	0.7	0.7	<0.1	4.8%	4.8%	20 - 30	Not Exceeded	Not Exceeded
T2-100m	14.5	14.5	<0.1	0.6	0.6	<0.1	4.1%	4.1%	20 - 30	Not Exceeded	Not Exceeded
T2-125m	14.4	14.4	<0.1	0.5	0.5	<0.1	3.5%	3.5%	20 - 30	Not Exceeded	Not Exceeded
T2-150m	14.4	14.4	<0.1	0.5	0.5	<0.1	3.5%	3.5%	20 - 30	Not Exceeded	Not Exceeded
T2-175m	14.4	14.4	<0.1	0.5	0.5	<0.1	3.5%	3.5%	20 - 30	Not Exceeded	Not Exceeded
T2-200m	14.3	14.3	<0.1	0.4	0.4	<0.1	2.8%	2.8%	20 - 30	Not Exceeded	Not Exceeded

Transect 3 (Godstow Road)											
Distance from road	Total N deposition rate (kg N/ha/yr)			Road increment (kg N/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range	Critical Load Exceedance Range	
	without SHMA	with SHMA	change	without SHMA	with SHMA	change	without SHMA	with SHMA		without SHMA	with SHMA
T3-5m	14.1	14.1	<0.1	0.4	0.4	<0.1	2.8%	2.8%	20 - 30	Not Exceeded	Not Exceeded
T3-25m	14.0	14.0	<0.1	0.3	0.3	<0.1	2.1%	2.1%	20 - 30	Not Exceeded	Not Exceeded
T3-50m	13.9	13.9	<0.1	0.2	0.2	<0.1	1.4%	1.4%	20 - 30	Not Exceeded	Not Exceeded
T3-75m	13.9	13.9	<0.1	0.2	0.2	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded
T3-100m	13.9	13.9	<0.1	0.2	0.2	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded
T3-125m	13.8	13.8	<0.1	0.1	0.1	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded
T3-150m	13.8	13.8	<0.1	0.1	0.1	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded
T3-175m	13.8	13.8	<0.1	0.1	0.1	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded
T3-200m	13.8	13.8	<0.1	0.1	0.1	<0.1	<0.7%	<0.7%	20 - 30	Not Exceeded	Not Exceeded

D. Cherwell Draft Local Plan Housing Trajectory

- D.1 The air quality assessment compares the effect on air quality following completion of the development with that expected at that time without the development. To confirm that the worst case scenario has been assessed for the draft local plan, the housing trajectory has been examined to ensure that the effect on air quality would not be worse at an earlier time than completion of all planned development in 2031.
- D.2 The draft local plan housing trajectory 2011-2031, published 6th August 2014 by Cherwell and shown in Figure 1, represents the anticipated annual rate of housing delivery in the current housing market (2014). It does not preclude the earlier delivery of sites. The rate of delivery over the plan period is shown on the left hand axis in Figure 1. The trajectory indicates that half of the expected housing is likely to be delivered by 2020/2021 at an average rate of 1,700 houses per year, after which the rate of delivery decreases to approximately 1,000 houses per year.
- D.3 The second axis of the chart on the right hand side presents the estimated annual mean background NOx concentrations for the 1km grid square which covers the main area of the SAC within Cherwell District Council boundary, which includes emissions from the A34 and A40. The background concentrations were obtained from DEFRA datasets, updated in June 2014, for each year of the plan period. The expected improvement in vehicle emissions over the period 2014 – 2020 is expected to result in background NOx concentrations reducing at a reasonably constant rate of 1.1 µg/m³ per year up to 2020. Beyond 2020, improvements in NOx emissions and the subsequent rate of decrease in background NOx concentrations were much smaller at a rate of 0.3 µg/m³ per year between 2020 and 2024 and 0.04 µg/m³ per year from 2024 to 2030.

Figure D.2 Draft local plan housing trajectory 2011-2031



- D.4 The chart indicates that background NOx concentrations in future years beyond 2020 are not expected to reduce substantially, due to smaller forecast reductions in emissions. Were the 2031 traffic data modelled with 2021 emission factors and backgrounds, there would be very little change from the reported modelled air quality concentrations in 2031. The housing trajectory confirms that although the housing supply rate is higher in the first seven years of the local plan period, under the 2014 housing market, the supply of housing continues at a reasonable rate throughout the plan period. Therefore the worst case scenario for air quality is the future year when all developments have been completed in 2031, which results in the maximum change to traffic flows as a result of the local plan.



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