





Cherwell Local Plan Submission Sustainability Appraisal Report

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Prepared by:
**ENVIRON
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Author (signature):	V Pearson / V Tanner-Tremaine 
Project Manager/Director (signature):	J Curran 
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Glossary

Acronym and title	Explanation
AAP (Area Action Plan)	A Development Plan Document that provides a detailed planning policy framework for a part of the Council's area that is a key area for change or conservation
AMR (Annual Monitoring Report)	A document within the LDF that monitors progress in implementing the Local Development Scheme and the effectiveness of the Council's adopted policies
Baseline data	Data (commonly collected as part of a scoping report) that are used to provide context to the SA report and to guide the assessment of the impacts of a plan
Core Strategy	A plan prepared by district, unitary and national park authorities but which is being superseded by Local Plan
Development Plan	The statutory framework for planning decisions, comprising the Regional Spatial Strategy and the Development Plan Documents prepared by local planning authorities (including the County Council and District Councils)
DPD (Development Plan Document)	The main type of Local Development Document which form part of the Development Plan
LDD (Local Development Document)	The main group of documents within the LDF, comprising Development Plan Documents and Supplementary Planning Documents
Local Plan	A Development Plan Document that sets out the key elements of the planning framework, including strategic objectives and core policies, with which other DPDs must be in conformity.
NPPF (National Planning Policy Framework)	This document, published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces previous Planning Policy Statements (PPS) and Planning Policy Guidance (PPG)
PDL (Previously Developed Land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (official definition taken from NPPF)
PPG (Planning Policy Guidance)	Government planning guidance notes on a number of different topics, now being incrementally replaced by Planning Policy Statements. These documents have now been replaced by the NPPF
PPS (Planning Policy Statement)	Government planning policy statements on a number of different topics which are being introduced to replace Planning Policy Guidance notes. These documents have now been replaced by the NPPF
Proposals Map	A map accompanying the LDF showing areas of protection and identifying

	locations for land use and development proposals included in the adopted Development Plan Documents
RSS (Regional Spatial Strategy)	A document, forming part of the development plan prepared by the regional planning body that previously provided the strategic framework within which local authorities prepare their Development Plan Documents. These documents have been revoked
SA (Sustainability Appraisal)	A systematic process, required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development
SA framework	A set of locally specific objectives which are used to define what is important for a local area. As part of the SA/SEA the plan is then assessed against the framework in order to gauge its contribution to local objectives and its positive and negative effects
SEA (Strategic Environmental Assessment)	A process required by EU Directive 2001/42/EC (known as the SEA Directive) for the formal strategic assessment of certain plans and programmes which are likely to have significant effects on the environment
SHMA (Strategic Housing Market Assessment)	A SHMA brings together information about housing markets, housing needs, past delivery of homes.. The NPPF states that local authorities should prepare a SHMA to assess their full housing needs. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period

1 Introduction

1.1 Background

The Cherwell Local Plan will set out the strategic spatial planning policies for the area in the period up to 2031. The Cherwell Local Plan has now reached the Submission stage. This report provides an account of the Sustainability Appraisal (SA) undertaken during the preparation of the Local Plan up to and including the Local Plan Submission Stage.

The preparation of the Cherwell Local Plan has been subject to an integrated SA and Strategic Environmental Assessment (SEA) (hereafter referred to as SA) in line with the requirements of:

- Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment¹;
- The Environmental Assessment of Plans and Programmes Regulations 2004 (which requires an environmental assessment to be carried out on certain plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment²);
- Section 19(5) of The Planning and Compulsory Purchase Act 2004 (which requires Sustainability Appraisal of Local Plans); and
- The National Planning Policy Framework (March 2012) which as a matter of policy requires Sustainability Appraisal of Local Plans.

The SA is being carried out by ENVIRON using a team of consultants experienced in SA of local authority spatial planning documents.

1.2 Purpose of the Sustainability Appraisal

The purpose of SA is to ensure that plans achieve sustainable development through the simultaneous integration of social, economic and environmental objectives in plan preparation and adoption.

Although planning authorities aim to address these issues, it is easy to miss opportunities for better supporting social, economic and environmental objectives, and for reducing conflicts. SA offers a systematic and robust way for checking and improving on plans as they are being developed. Ideally, as a result of the appraisal, conflicts with sustainability objectives will be removed, but this is not always possible. The conflicts and the decisions made must be explained in the SA reports. As a result the public and other stakeholders will find it easier to appreciate the pros and cons of the plan and to make up their own minds about whether the planning authority has made good decisions.

In 2001, the European Union produced Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (The SEA Directive). The SEA Directive aims at a high level of protection of the environment, by integrating the consideration of the environment into the preparation and adoption of plans with a view to promoting sustainable development. The SEA Directive was transposed into UK law via the Environmental Assessment of Plans and Programmes Regulations 2004³ (The SEA Regulations) and applies to a range of English plans and programmes. The Regulations do not impose any requirements additional to those contained in the SEA Directive.

¹ OJ L197 21.7.2001 p32 (commonly known as the SEA Directive).

³ SI2004/1633.

³ SI2004/1633.

Local Plans are subject to the SEA Regulations because they are plans which are subject to preparation and adoption by an authority at local level (in this case Cherwell District Council).

1.3 Aim and Structure of this Report

The SEA Regulations⁴ require that at some point in the drafting of the plan an assessment is carried out on a draft version of the plan and a statutory Environmental Report is produced and consulted on. This Environmental Report must either be undertaken by the plan-making authority, or by someone they appoint to undertake it on their behalf. Within England and Wales it is accepted practice to integrate the requirements of SEA and SA in to a single assessment process⁵. The SA must however incorporate the requirements of the SEA Regulations. Throughout this report where reference is made to SA this denotes SA under the Planning and Compulsory Purchase Act, incorporating the requirements for SEA under the SEA Regulations.

This SA report should set out the results of the SA process, outline why alternatives were selected, report on the assessment of the plan and outline a programme for monitoring the significant effects of the plan. There are rigorous requirements regarding what must be included in the SA report.

This report is the statutory SA report and it reports on the environmental and sustainability assessment of the Cherwell District Council Local Plan. This SA report has been produced alongside the production of the Submission Local Plan and will be published at the same time. In this way, respondents are given the greatest amount of sustainability information on which to base their representations on the plan.

Regulation 12 of the SEA Regulations and its Schedule 2 set out the requirements for the statutory Environmental Report. This SA report includes these required elements Table 1.1 signposts the relevant sections of the SA report that record the required contents of the environmental report.

Table 1.1: Contents of the SA report	
SEA Regulations – requirements for an environmental report	Where covered in the SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and its reasonable alternatives, taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. (Regulation 12)	The whole report does this, along with previous iterations of this SA. All the SA reports taken together form the ‘environmental report’ under the SEA Regulations.
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes. (Schedule 2 paragraph 1)	The contents and main objectives of the plan are presented in Section 2. The plan’s relationships to other plans and programmes is addressed in Section 4 and Annex A.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme and the environmental characteristics of areas likely to be significantly affected. (Schedule 2 paragraph 2)	Section 5
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.	Section 5

⁴ The Environmental Assessment of Plans and Programmes Regulations 2004 Statutory Instrument 2004 No. 1633

⁵ See ODMP, Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Authorities (ODPM, 2005).

Table 1.1: Contents of the SA report	
SEA Regulations – requirements for an environmental report	Where covered in the SA Report
(Schedule 2 paragraph 4)	
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. (Schedule 2 paragraph 5)	Sections 4 and 6
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). (Schedule 2 paragraph 6)	Sections 7 and 8 and Annex B (the definition of significance is addressed in Section 3.4).
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. (Schedule 2 paragraph 7)	Section 8 and Annex B.
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. (Schedule 2 paragraph 8).	Section 7. Difficulties are addressed in Section 3.7
A description of measures envisaged concerning monitoring in accordance with Regulation 17. (Schedule 2 paragraph 9).	Section 9
A non-technical summary of the information provided under the above headings. (Schedule 2 paragraph 10).	See separate non-technical summary.
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 (Regulation 12(3) and (4)).	The whole report does this.
Consultation 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-(Regulation 13).	The public and environmental authorities have been consulted at each stage of the Local Plan's development. This is set out in Section 3.6

1.4 Habitat Regulations Assessment

The Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) transpose into English law the European Habitats Directive⁶. The Habitats Regulations require any plan or project not directly connected with or necessary to the management of European sites (collectively termed Natura 2000 (N2K) sites and comprising SACs and SPAs together with Ramsar sites which are afforded the same level of protection in the UK) but which are likely to have a significant effect thereon, either individually or in combination with other plans or projects, to be subject to a Habitats Regulations Assessment (HRA).

The term HRA refers to the assessment of the implication of a proposed plan on one or more European Sites in view of the sites' conservation objectives. HRA is based on a rigorous application of the precautionary principle and therefore requires those undertaking the exercise to prove that the plan will not have a significant effect on these conservation objectives. Where uncertainty or doubt remains, an adverse effect should be assumed.

The first stage of the HRA process is screening. The screening process involves the review of the proposed plan to identify any 'Likely Significant Effects' (LSEs) on the European Site/s either alone or in combination with other projects or plans. If, following screening, LSEs are anticipated, a 'full' assessment (termed an appropriate assessment) would assess the impact on the integrity of European Sites, either alone or in combination with other projects or plans, with respect to the sites' structure and function and its conservation objectives. Appropriate Assessment would also determine whether alternative measures could be adopted in order to avoid adverse effects. If there are no viable alternatives, a plan can only be implemented if there are 'imperative reasons of overriding public interest'.

The Council commissioned a Habitats Regulations Assessment (HRA) which examined options for accommodating growth (HRA Stage 1 of Options for Growth October 2009). This considered the effects of development options on sites of European Importance, which contain important habitats. A Habitats Regulations Assessment of the Draft Core Strategy policies and proposals was also undertaken (HRA Stage 1 Screening of Draft Core Strategy February 2011). An HRA of the Proposed Submission Draft Cherwell Local Plan was undertaken in August 2012 and an HRA Addendum assessing the Changes to the Cherwell Local Plan in March 2013. These documents can be viewed on the following link: www.cherwell.gov.uk/localplan2013

The observations and initial conclusions are considered during the assessment of all relevant options in this SA report. A draft policy covering this policy area is contained in the Local Plan.

There is one European 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 designated as a European site as it supports creeping marshwort. This is one of only two known sites in the UK that support this plant species.

There are four other European sites within 20 km of the district boundary. These are: Cothill Fen SAC, Little Whittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC. However, these sites

⁶ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora OJ L206 22.7.1992 p.7

have been eliminated from the HRA process as it is extremely unlikely that there will be any adverse effects on the integrity of these sites as a result of the Local Plan.

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.

1.4.1 Results of the HRA of Options for Growth Core Strategy DPD (October 2009)

The HRA of the Options for Growth identified that all Plan options lead to four potential impacts on the Oxford Meadows SAC which may have a significant effect alone or in combination on the European site:

- increased recreation at the SAC: leading to a potential decrease in habitat area (due to track creation and vegetation damage from visitor activity through dog walking, horse riding and mountain biking) as well as changes to soil chemistry (due a potential increase in dog fouling);
- a potential change in air quality: leading to an increase in nitrogen deposition and acid deposition on the lowland hay meadow habitats within the SAC. This could potentially lead to habitat degradation or loss;
- a potential obstruction of natural groundwater flows: leading to a change in the hydrological regime in the SAC and possible degradation of internationally important habitats it supports. This includes the possible depletion of groundwater recharge through alteration of river flow and level which may in turn alter the flooding regime of the River Thames within the SAC (possibly resulting in a reduction of botanical diversity within the site); and
- a potential decrease in water quality: leading to nutrient enrichment of the lowland hay meadow habitats within the SAC and the creeping marshwort communities that it supports.

This could potentially lead to habitat degradation or loss.

A number of recommendations were made to ensure that the final draft of the Local Plan avoids and/or minimises these potential impacts on the SAC.

1.4.2 Conclusions of the HRA of Options for Growth Core Strategy DPD (October 2009)

The study stated that at this stage it was not possible to conclude with certainty whether there would be significant effects on the Oxford Meadows SAC from increased recreational usage of the SAC, decreased air quality, change in ground water flows or decreased water quality. As such the precautionary principle would be employed (in accordance with the Habitat Regulations), with a Stage 1 (screening) of the Habitats Regulations Assessment being repeated on the final draft of the Local Plan and, if necessary, Stage 2 (Appropriate Assessment). This document would include detailed policies and would have decided upon housing distribution and strategic site locations.

1.4.3 Results of the HRA of the Draft Core Strategy (February 2011)

The HRA of the Draft Core Strategy found that the strategic site allocations and reserve strategic site allocations would not lead to likely significant effects on Oxford Meadows SAC. It also found that the sixteen policies that may lead to development in the long term would not lead to likely significant effects on the SAC.

The HRA made a number of recommendations to strengthen the submission Core Strategy in relation to protecting Oxford Meadows SAC, including minor additions to strategic objectives, policy wording and supporting text, and the inclusion of the boundaries of the SAC on the District Key Diagram.

1.4.4 Conclusions of the HRA of the Draft Core Strategy (February 2011)

The HRA concluded that none of the policies or proposals contained within the Draft Core Strategy 2010 would lead to likely significant effects on Oxford Meadows SAC alone or in combination with other projects and plans. It indicated that a HRA Stage 1 (Screening) would be carried out on the Submission Core Strategy to determine whether the final iteration of the Plan would lead to likely significant effects on the SAC. The production of the Plan would be an iterative process taking account the findings of the HRA process to date.

1.4.5 Results of the HRA of the Proposed Submission Draft Cherwell Local Plan (August 2012)

A Habitats Regulations Assessment Stage 1 (screening) has also been undertaken on the Proposed Submission Cherwell Local Plan. The HRA found that the strategic housing and employment allocations proposed in the Local Plan would not lead to likely significant effects on Oxford Meadows SAC. The 27 policies in the plan which may lead to development in the long term were also assessed and also found not to lead to likely significant effects on the SAC. The remaining policies in the plan will not lead directly to development and therefore will not have any likely significant effects on the SAC.

1.4.6 Conclusions of the HRA of the Proposed Submission Draft Cherwell Local Plan (August 2012)

The August 2012 HRA concluded that none of the 69 policies (or the proposals therein) contained in the Proposed Submission Draft Cherwell Local Plan (May 2012) will lead to likely significant effects on any Natura 2000 Sites including the Oxford Meadows SAC, alone or in combination with other projects and plans.

1.4.7 Conclusions of the Addendum to Habitats Regulations Assessment: Stage 1 Screening of the Proposed Submission Draft Cherwell Local Plan August 2012 (March 2013)

The HRA was revisited following the March 2013 amendments to the Proposed Submission Local Plan to assess whether the previous HRA findings were still pertinent.

The HRA review summarised that overall, the amendments related to minor changes in text and additional paragraphs where required to clarify any policy wording. There was no significant change in the themes of the Plan, nor were there any significant changes in the housing or employment allocations in terms of size, location and type. The amendments did not change the use or distribution of infrastructure. This means that the traffic study relating to the effects of the Local Plan on the Oxford Meadows Special Area of Conservation (SAC) is still relevant and the findings of 'no likely significant effects' are still pertinent. The August 2012 HRA of the Cherwell District Council Local Plan concluded that there would be no likely significant effects on any Natura 2000 Sites as a result of the proposals within the Plan. Following review of the March 2013 amendments to the Plan, it was concluded that this HRA and its conclusions still apply and there would be no likely significant effects on Natura 2000 Sites, including the Oxford Meadows SAC, as a result of the Plan.

1.4.8 Conclusions of the Addendum to Habitats Regulations Assessment: Submission Cherwell Local Plan 2013 (October 2013)

The HRA was reviewed in an Addendum report⁷ as a result of subsequent amendments to the Plan (in March and October 2013). Overall, the amendments to the Plan mainly relate to minor changes in text and additional paragraphs where required to clarify any policy wording. There is no significant change in the themes of the Plan, nor are there any significant changes in the housing or employment allocations in terms of size, location and type.

The possible implications of Policy Bicester 1 on Oxford Meadows SAC were specifically reviewed. In particular the impact should the total number of dwellings possible on this site all come forward within the Plan period. According to the Plan, 1,793 dwellings are expected to be built on this site up to 2031, but there is nothing in policy terms to prevent an increased delivery of housing resulting in all 5,000 dwellings coming forward during this period. The findings of the 2012 Air Quality Ecosystem Assessment were that nitrogen deposition rates were below the necessary limits within the boundary of Oxford Meadows SAC. An assessment of the likely increase in traffic flow that might result from all 5000 houses coming forward concluded that the increase was unlikely to result in traffic exceeding critical levels as regards nitrogen deposition rates.

Therefore, following review of the amendments made to the Plan in March and October 2013, it is concluded that this HRA and its conclusions still apply, and there would be no likely significant effects on Natura 2000 Sites, including the Oxford Meadows SAC as a result of the Plan.

⁷ Addendum to Habitats Regulations Assessment: Final Screening of Proposed Changes March 2013 and Further Proposed Changes October 2013 (Atkins, October 2013)

2 Cherwell Local Plan

2.1 Planning Policy Context

Although Cherwell District Council is the planning authority for Cherwell District, there is a framework of legislation and planning policy within which the Local Authority must operate. The planning context for Cherwell District over the period to 2031 is heavily influenced by this.

The National Planning Policy Framework (March 2012) seeks to boost significantly the supply of housing and deliver a wide choice of high quality homes. It requires the Council to plan for at least 15 years of housing delivery, to meet the full, objectively assessed needs for market and affordable housing, and to maintain a five year supply of deliverable sites with a buffer to ensure choice and competition in the market for land.

The Cherwell Local Plan covers the period of 01 April 2006 to 31 December 2031, allowing for an 18 year period post-adoption to provide flexibility in phasing the delivery of strategic development sites and to provide a longer period for infrastructure planning.

During the development of the Cherwell Local Plan one of the most important elements of the planning context has been the regional planning policy. This was set out in the South East Plan⁸. The South East Plan set the broad framework of policies for the whole South East region and, like the Local Plan, was prepared on an objective evidence base and itself subject to public involvement, an SA, and independent examination. Importantly, it identified how much new growth should be provided within each authority area over the period that it covered.

Although the South East Plan was revoked in March 2013,⁹ its assessment of housing need has remained central to the preparation of the Local Plan. The Local Plan is informed by, and consistent with, the South East Plan's former housing requirement of 670 new homes per year. This level of development emerged in 2009 from a process of consultation, testing and public examination. It is generally consistent with both the 2008 national household projections for the district (641 per annum) and the 2011 interim projections (688 per annum).

In 2007, an Oxfordshire wide Strategic Housing Market Assessment (SHMA) was produced, pre-recession, and is now considered to be largely out-of-date. A local study (SHMA Update and Review) was published by the Council in 2012 to supplement the SHMA which confirms that the former South East Plan requirements are generally consistent with the household projections.

In 2013, a new county-wide SHMA was commissioned, the results of which are not yet known. These results will be considered jointly by all the Oxfordshire District Councils in due course. The following actions have therefore been agreed:

“The Council undertakes to work cooperatively with all the other Oxfordshire local authorities to seek to jointly meet in full the objectively assessed need for housing across the Oxfordshire housing market area, to be informed by the 2013 Oxfordshire Strategic Housing Market Assessment (SHMA). The Council will first seek to accommodate its own housing need in full. If following the SHMA, any of the

⁸ South East Plan (the Regional Spatial Strategy for the South East of England) May 2009.

<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

⁹ The Regional Strategy for the South East (Partial Revocation) Order 2013, SI No.427, which entered into force (i.e. became law) on 25th March 2013.

Oxfordshire authorities identify that they cannot fully accommodate their objectively assessed housing need, the council will fulfil its statutory 'duty to co-operate' in partnership with all the other Oxfordshire authorities. As part of this, the council will actively participate in any necessary joint work to identify and assess all options in accordance with national policy and SEA regulations so as to establish how and where any unmet need can best be accommodated within the housing market area. Any joint working will consider all options which may be contained within individual districts or may cross administrative boundaries. If following this joint work it is identified and agreed that any unmet housing need is required to be accommodated within this district one of the following approaches would be undertaken:

- a highly focussed partial review of the Local Plan; or*
- appropriate land allocations would be made through a subsequent development plan document.*

*The appropriate approach will depend on the scale of the provision required."*¹⁰ The following policies of the South East Plan have been saved: Policy NRM6 on the Thames Basin Heaths Special Protection Area and the Oxfordshire Structure Plan Policy H2 concerning the Upper Heyford RAF base.

2.2 The Preparation of the Local Plan

Producing the Local Plan has involved various stages of preparation and consultation, beginning in 2005. Figure 2.1 presents these stages alongside the corresponding SA stages.

¹⁰ Cherwell Local Plan Submission 2013, paragraph B89b.

Timeline	- Local Plan Preparation	Sustainability Appraisal
Dec 2005		SA Scoping Report
Feb 2006	- Issues and Options Paper Consultation	Initial Sustainability Appraisal Report
Mar 2006	- Housing Technical Paper 1 Consultation	
Mar 2006	- Spatial Report Consultation	Banbury & North Cherwell SA Scoping Report
July 2006	- Banbury and North Cherwell Site Allocations – Issues and Options Paper Consultation	
July 2006	- Banbury and North Cherwell Site Allocations – Housing Technical Paper 2	Banbury and North Cherwell Initial SA Report
Nov 2006	Banbury and North Cherwell Site Allocations Supplemental Consultation	
Jan 2007	- Bicester and Central Oxfordshire Site Allocations – Issues and Options	Bicester and Central Oxfordshire SA Scoping Report
May 2007		Bicester and Central Oxfordshire Initial Sustainability Report
May 2007		Sustainability Appraisal workshops with Parish Councils and ‘expert’ organisations such as English partnerships and Natural England in preparation of the Options for Growth
Feb 2008	- Supplemental Consultation on Site Allocations Issues and Options – February 2008	Assessment of sustainability factors – Initial Assessment of Strategic Sites (Annexes 5 and 6 of Options for Growth Supporting Report)
Sept 2008	- Options for Growth Consultation	
Sept 2008	- Options for Growth Supporting Report	
Sept 2008	- Options for Growth Leaflet	
Feb 2010	- Draft Core Strategy	Draft Core Strategy Sustainability Appraisal
Aug 2012	- Proposed Submission Local Plan	Local Plan Proposed Submission SA
Mar 2013	- Changes to Submission Local Plan	Focused Changes Local Plan SA
Oct 2013	- Submission Local Plan	Submission Local Plan SA

Figure 2.1: Local Plan and Sustainability Appraisal Preparation

The strategic issues for the Local Plan to focus on in the early stage, and the options for tackling them, were presented in an Issues and Options Paper published for consultation between February and April 2006. The Issues and Options Paper was accompanied by an Initial Sustainability Appraisal Report.

In Autumn 2008 further consultation was undertaken on potential 'Options for Growth' for the district. This set out broad areas around the main towns of Banbury and Bicester that were considered to be 'reasonable alternatives' for growth suitable for further investigation.

After this 'Options for Growth' consultation, focus was turned to gathering evidence on a wide range of issues as was required by PPS12. A number of technical studies to provide the evidence for the Local Plan were commissioned.

In July 2009 the Local Authority received confirmation that North West Bicester had been identified as a potential eco-town location, with around 5,000 new homes proposed to be provided over the lifetime of that development.

The timescale that the Local Plan covers has been guided by the preparation and adoption of the Regional Spatial Strategy (RSS), the regional policy framework to which the Local Plan was required to conform with until the South East Plan revocation on 25th March 2013.

In February 2010 the Draft Core Strategy (now called the 'Local Plan') was published and consulted upon. The results of that consultation have informed the development of the 2012 Local Plan. A Sustainability Appraisal report accompanied the Draft Core Strategy in February 2010.

Following the election of a new Government in May 2010 a major reform to the Planning system was legislated for. The changes allow for the revocation of the RSS, and introduced simplified planning policy through the National Planning Policy Framework (NPPF), and place a greater emphasis on securing positive sustainable growth. The Cherwell Local Plan now takes account of these changes.

2.3 The Content of the Local Plan

The purpose of the Local Plan is to set the long term spatial vision for the local authority area and contains both strategic objectives and policies to help deliver that vision.

The Local Plan 2013 has five sections:

- Section A 'Strategy for Development in Cherwell' - considers Cherwell district as a whole. It includes a vision for the district, a spatial strategy and a series of key objectives.
- Section B 'Policies for Development in Cherwell' - sets out planning policies grouped under three themes:
 - Theme One: Developing a Sustainable Local Economy;
 - Theme Two: Building Sustainable Communities; and
 - Theme Three: Ensuring Sustainable Development.
- Section C 'Policies for Cherwell's Places' - looks at different places within the district: Bicester, Banbury, Kidlington and Villages and Rural Areas. For each area it outlines how the 3 themes will be delivered and proposed strategic development sites that the Council considers to be of strategic importance to delivering the overall development strategy for the district
- Section D 'Infrastructure Delivery Plan' - shows what new infrastructure and key facilities that will be needed to support the development strategy

Section E 'Monitoring Delivery' - sets out how delivery of the objectives, the three policy themes and the strategic development sites of the Local Plan will be monitored.

2.4 The Local Plan Vision, Strategy and Objectives

Underpinning the Local Plan is a vision and a spatial strategy for Cherwell district. Section A, the spatial strategy for the growth of the district can be summarised as:

- Focusing most of the proposed growth in and around Bicester and Banbury;
- Limiting growth in the rest of the rural areas and focusing it towards larger and more sustainable villages; and
- Strictly controlling development in open countryside.

There are fifteen strategic objectives and the policies which follow seek to meet these objectives. The vision and strategic objectives are presented in Boxes 2.1 and 2.2 on the next pages.

Box 2.1: The Vision for Cherwell

By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer.

For this to happen:-

- We will **develop a sustainable economy** that is vibrant and diverse with good transport links and sound infrastructure, supported by excellent educational facilities. Our economy will grow to provide more diverse employment for our increasing population and reduce the need for our residents to travel outside the district for work.
- We will maintain and improve the **vitality of our town centres** as accessible economic, cultural and social hubs, offering improved leisure and shopping facilities as well as a diverse and vibrant evening economy.
- We will support a stronger, sustainable **rural economy** that is more diverse and not reliant entirely on agriculture. Our villages will be “lived in” as well as “slept in”.
- We will **improve road, rail and public transport links** and provide increased access to services and facilities to cater for the needs of the District. In particular, we will focus on measures aimed at managing road congestion, improving public transport and improving access to town centres and other shops and services.
- We will **build sustainable communities** by facing the challenges of a growing and an ageing population and ensuring that the settlements of Banbury, Bicester and Kidlington, along with the rural areas offer a high quality of life and meet the needs of all sections of the population.
- We will ensure that Cherwell can offer its communities a range and choice of **good quality, market & affordable housing**.
- We will ensure that by careful and timely investment in our **social and physical infrastructure**, people have convenient access to health, education, open space, sport and recreational activities when they need it.
- We will cherish, protect and enhance our distinctive natural and built environment and our rich historic heritage. Cherwell will maintain its rural character where its landscapes, its vast range of natural and built heritage and its market towns define its distinctiveness.
- We will protect our **natural resources**, embracing environmental technologies and adapting our behaviour to meet the global challenge of climate change. We will promote the use of alternative energy sources where appropriate and reduce the impact of development on the natural environment, including seeking to minimise flood risk.

Box 2.2: The Cherwell Local Plan Strategic Objectives

- SO 1. To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries.
- SO 2. To support the diversification of Cherwell's rural economy.
- SO 3. 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.
- SO 4. To maintain and enhance the vitality, viability, distinctiveness and safety of Cherwell's urban centres.
- SO 5. To encourage Sustainable Tourism.
- SO 6. To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform.
- SO 7. 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.
- SO 8. To improve the affordability of housing in Cherwell and to provide social rented and intermediate housing to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes.
- SO 9. To improve the availability of housing to newly forming households in rural areas.
- SO 10. To provide sufficient, 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.
- SO 11. 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.
- SO 12. 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.
- SO 13. 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.

Box 2.2: The Cherwell Local Plan Strategic Objectives (cont)

- SO 14. 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.
- SO 15. 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 minimising pollution in urban and rural areas.

3 Sustainability Appraisal Methodology

3.1 SA work to date

The key tasks in the SA process are outlined in Table 3.1. The SA work to date on the Local Plan has involved:

- A Scoping Report, produced in December 2005, setting out the scope of the SA in order to establish and consult on the main issues in Cherwell and how the SA is to be undertaken. The Scoping Report was sent to the required statutory consultees and other interest groups and stakeholders for comment. These comments have informed the SA process and this report and will be set out in the final SA report;
- An Initial SA Report, produced and consulted on at the same time as the Local Plan Issues and Options Paper in February 2006. The Initial SA report set out an appraisal of the options in the Issues and Options paper. These were mostly 'subject based' options which generally did not propose the direction of and location of growth or the allocation of strategic sites; and
- A draft Sustainability Appraisal report of the draft Core Strategy in February 2010. This report set out an assessment of the policies in the draft Core Strategy including strategic site options.
- A Sustainability Appraisal report of the Cherwell Local Plan Proposed Submission August 2012. This report set out an assessment of the policies and the sites, and their associated policies in the Proposed Submission Local Plan and was consulted on alongside the Local Plan during August – October 2012.
- An update to the scoping was undertaken in January-February 2013. This included updating the environmental baseline and information on the plans and programmes relevant to the Proposed Submission Local Plan. A screening of the implications for the SA of the Local Plan of any changes in this baseline was recorded.
- A Sustainability Appraisal report accompanied the focused consultation on the Proposed Changes to the Cherwell Local Plan Proposed Submission and recorded the sustainability impacts of the proposed changes to the Local Plan.
- This Sustainability Appraisal report accompanies the Submission Local Plan and records the sustainability effects of the plan.

Along with the collection of new evidence and the results of public consultation the SA has informed the formation of policies for the Local Plan. In order to undertake comprehensive and detailed SA the Council has also consulted stakeholders and interested parties at workshops throughout the SA process.

The work completed to date and the publication of this SA report aim to meet the requirements of Stages A to D below.

Table 3.1: SA key tasks	
SA Stage	Purpose of the SA Stage
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope (scoping)	
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	To document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.

Table 3.1: SA key tasks	
SA Stage	Purpose of the SA Stage
A2: Collecting baseline information	To provide a baseline evidence base of information about the district in order to identify sustainability issues, predict effects and monitor significant effects.
A3: Identifying sustainability issues and problems	To help focus the SA and streamline the subsequent stages, including baseline information analysis, setting of the SA framework, prediction of effects and monitoring.
A4: Developing the SA framework	To provide a framework of objectives and questions by which the sustainability of the plan can be tested.
A5: Producing scoping report and consulting on the scope of the SA	To consult with statutory bodies with social, environmental, or economic responsibilities to ensure the appraisal covers the key sustainability issues.
Stage B: Developing and refining options and assessing effects	
B1: Testing the plan objectives against the SA framework	To ensure that the overall objectives of the plan are in accordance with sustainability principles.
B2: Developing the plan options	To assist in the development and refinement of the Local Plan options, by identifying potential sustainability effects of options.
B3 and B4: Predicting and evaluating the effects of the plan	To predict the significant effects of the plan and assist in the refinement of the plan.
B5: Considering ways of mitigating adverse effects and maximising beneficial effects	To ensure that all potential mitigation measures and measures for maximising beneficial effects are considered.
B6: Proposing measures to monitor the significant effects of implementing the plan	To detail the means by which the sustainability performance of the plan can be assessed.
Stage C: Preparing the SA report	
C1: Preparing the SA report	To provide a detailed account of the SA process. <i>This is the stage we are at now</i>
Stage D: Consulting on the draft plan and SA report	
D1: Public participation on the preferred options of the plan and the SA report	To provide the public and statutory bodies with an effective opportunity to express their opinion on the SA report and to use it as a reference point when commenting on the plan.

3.2 Stage A: Scoping

3.2.1 Plans and Programmes Review (Task A1)

SA requires a review of other relevant policies, plans and programmes to be undertaken. The plans and programmes that were reviewed have been produced at international, national, regional and local level. These plans and programmes contain important policies and objectives which the Council has considered when undertaking the SA and producing the Local Plan. Examples include the Council's Sustainable Community Strategy and the National Planning Policy Framework (NPPF). The review of

other plans and programmes is a continuous process which has informed the SA process and Local Plan. It was updated in March 2012 and more recently in 2013. It is set out in Annex A to this report.

3.2.2 Baseline Information (Task A2)

The formation of an evidence base is one of the key requirements of the new planning system and integral to the evidence gathering stage of preparing Local Development Documents (LDD's). A comprehensive and wide ranging set of baseline information has been collected for the SA in tandem with the evidence gathering stage of the Local Plan itself. This has provided information on a variety of historic and current trends in Cherwell district and in some cases provides information on a larger geographical scale so trends in Cherwell can be compared to other parts of the country.

Examples of baseline data include the condition of Sites of Scientific Interest (SSSIs) and information about areas of deprivation in the district. This information is set out in Section 5 of this report, the Core Strategy Scoping Report, and in the draft Core Strategy 2010. The Local Plan sets out the various studies the Council has commissioned such as; the PPS6 Assessment and Level 1 Strategic Flood Risk Assessment and Level 2 Strategic Flood Risk Assessments, Landscape Sensitivity and Capacity Assessments and the Banbury Analysis of Potential for Strategic Development

This information has been used to inform the SA process and the Proposed Submission Local Plan 2012. The baseline information was updated in March 2012 and has more recently been updated again (in January-March 2013).

3.2.3 SA Issues (Task A3)

'Sustainability Issues' have been defined by the review of relevant plans and programmes, evaluating the baseline data and evidence studies. The issues are set out in the Scoping Report and in Section 4 of this report.

Examples of SA Issues identified include; affordable housing supply and river pollution. The sustainability issues identified have informed the SA process by establishing what is important in sustainability terms in the district and have provided a benchmark to examine the effects of the options considered in this report. They have also been used to inform the development of an SA Framework (described below).

This information will be updated before the Council submits its Local Plan and will be set out in the final SA report.

3.2.4 SA Framework (Task A4)

The Council has developed an SA Framework for assessing the plan objectives, plan options and plan policies for the Local Plan. This is in line with current good practice and guidance¹¹. The SA Framework consists of a collection of SA objectives and sub-objectives (questions) which have been informed by the key sustainability issues identified for the district and the objectives of other relevant plans and programmes. The SA framework has been informed by the objectives of the Integrated Regional Framework (IRF) which also formed the basis for the SA Framework used to assess the

¹¹ A practical guide to the Strategic Environmental Assessment Directive: Practical guidance on applying European Directive 2001/42/EC. 2005 DCLG and Planning advisory service: Plan-Making Manual: <http://www.pas.gov.uk/pas/core/page.do?pageld=152450>

South East Plan (The Regional Spatial Strategy for the South East) revoked on 25th March 2013. The SA Framework is set out in Section 6.

Not all of the SA objectives were used in the assessment process of some Plan options. This is because in some cases:

- None of the options being assessed had a significant effect on certain SA objectives;
- All of the options had the same effect in relation to an SA objective; and
- Where it depends upon the location of a proposal to determine the effects and that was unknown at earlier stages of the Plan preparation.

3.2.5 Producing scoping report and consulting on the scope of the SA (Task A5)

A Scoping Report was produced in December 2005, setting out the scope of the SA and establishing the main issues in Cherwell and how the SA is to be undertaken. The Scoping Report was sent to the statutory consultees as required by the SEA Regulations. The statutory consultees are Natural England, English Heritage and the Environment Agency. It was also sent to other interest groups and stakeholders for comment.

An update to the scoping was undertaken in January-February 2013. This included updating the environmental baseline and information on the plans and programmes relevant to the Proposed Submission Focused Consultation (March 2013). A screening of the implications for the SA of the Local Plan of any changes in this baseline was recorded.

3.3 Stage B: Assessing the elements of the plan

The SA has been carried out throughout the plan making process in order to guide the development of the plan and ensure that the sustainability effects of the plan have been taken into account at all stages. During Stage B reasonable alternative options to the selected plan were tested and in doing so, their sustainability effects identified and evaluated. Section 7 of this report and Annexes C: Sites assessments and E: Housing growth scenarios assessment present information on the alternatives that have been assessed as part of the SA process. (The preferred policies and site-specific policies have been assessed in Annex B).

3.4 Defining what is a significant effect

In order to adhere to the SEA Regulations the following types of effects have been identified - short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects where relevant (and where possible to identify). The plan has been assessed using appraisal matrices. An SA matrix is designed to help identify the potential effects of the options / policies on the SA objectives (guided by the SA sub-objectives within the SA Framework – see Section 6). A combination of expert judgement and analysis of baseline data has been used to judge the potential effects of the plan.

The SEA Regulations (Schedule 1) specify the criteria that should be taken into account when determining likely significant effects on the environment. These criteria, which principally relate to the nature of the effects arising from the plan and the value and vulnerability of the receptors, are as follows:

- How valuable and vulnerable is the receptor that is being impacted?
- How probable, frequent, long lasting and reversible are the effects?
- What is the magnitude and spatial scale of the effect?

- Are the effects positive or negative?

The assessment of significance should involve, where possible, the assessor considering the above criteria for each potential effect along with a consideration of how the plan will help to achieve (or not) the SA objectives.

The Core Strategy 2010 assessed using the following ‘scoring’ system:

- Green = mostly positive
- Amber = positive and negative
- Red = mostly negative
- Blue = unknown
- Purple = depends on implementation
- Grey = neutral effect

This system has provided useful outputs from the previous assessment and has allowed the comparison of options. However, for the purposes of the assessing the Proposed Submission Local Plan 2012 and Changes to the Proposed Submission Local Plan 2013, a more detailed system of ‘scoring’ policies has been used which describes impacts, as is shown in Table 3.2. It was decided that changing the scoring system was necessary due to the greater level of detail available at the Proposed Submission Local Plan stage and the need to present an assessment of the policies identifying the potential significant effects, rather than a comparison of options. This information needs to be presented in the SA report so that the reader can understand the sustainability impacts of the Local Plan.

Score	Description	Symbol
Significant positive impact	The policy/site fully achieves the SA objective and will have a positive effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	++
Minor positive impact	The policy/site partly achieves the SA objective and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	+
Neutral	The policy/site does not have an effect on the achievement of the SA objective	0
Minor negative impact	The policy/site will partially conflict with the SA objective and have a negative effect with relation to the characteristics of the effect and the sensitivity of the receptors (where known)	-
Significant negative impact	The policy/site will actively work against the SA objective and have a negative effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	--
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA objectives	?

The term ‘neutral effect’ means there will be no discernible positive or negative effect. In some cases the policies are also not directly relevant to the SA objectives and these have been marked as not applicable. The SA has focused on identifying and recording significant effects.

Mitigation measures have been suggested to reduce negative and uncertain effects and where possible enhancement measures have been suggested to enhance positive effects. The Council has considered these measures and the details of how they have been responded to are presented within Table 8.1. The resultant residual effects, following changes to the Local Plan in response to mitigation and enhancement measures, are also included within Table 8.1. Measures will be proposed to monitor the significant residual effects within the final SA Report which will accompany the Submission Local Plan.

3.5 Stage C: Preparing the SA Report

This document is the SA report. It describes the significant effects on the environment, social and economic factors of the Submission Local Plan.

3.6 Stage D: Consulting on the SA Report

This version of the SA report has been produced to accompany the Cherwell Local Plan Submission 2013.

3.6.1 Previous Consultation on the Sustainability Appraisal process

Proposed Submission Focused Consultation (March 2013)

Changes to the Proposed Submission Local Plan and the Proposed Submission Policies Map were published for consultation from Thursday 28th March 2013 until 5pm Thursday 9th May 2013. Simultaneously, the Council also consulted on an updated Sustainability Appraisal of the Local Plan.

The main issues of raised during that consultation which were relevant to the SA are summarised below and covered:

- The plan may not be sustainable unless effective transport links are established, and may not meet requirements to reduce transport emissions;
- Comments on the Green Buffer Report in relation to Launton;
- Opinions on the validity of the result of and need for the updated evidence base in relation to landscape;
- How 'significance' has been assessed, in relation to valuable and vulnerable receptors of national and local value, specifically in relation to assessment of Salt Way;
- Criticism of the assessment of the sustainability of strategic development sites in Banbury;
- Concerns over the deliverability of Banbury 1 Canalside given the need to relocate businesses;
- Comments from respondents to the north of Banbury, that the relative sustainability benefits of development to the south of Banbury are understated;
- Comments that the SA has been undertaken fully and correctly for Kiddlington but that the ongoing role of Kiddlington needs to be clearer in the Local Plan and explained more clearly in the SA;
- Raising concerns about air quality on Bicester Road, Kiddlington;
- Supportive comments on the need for a small scale review of the Green Belt around Langford Lane, Kiddlington, and why the SA has not addressed this;
- That the mitigation for Bicester 10 Bicester Gateway can be achieved;
- The SA should have differentiated between the two Kiddlington 1 areas because their characteristics are different;

- The consistency of site assessments across the SA objectives, particularly for the housing objective (SA Objective 1);
- The relationship between the assessment scores for the strategic housing policies and the score achieved by individual strategic housing allocation sites;
- Information on the flood risk, and previous flooding events associated with the Gaggle Brook, Wendlebury Brook and the Alchester Roman Town;
- Comments on infrastructure improvements.

Proposed Submission Cherwell Local Plan August 2012

The Proposed Submission Cherwell Local Plan August 2012 was consulted on during August – October 2012. The main issues raised during that consultation which were relevant to the SA are summarised below and covered:

- How the need for additional growth and alternative sites was assessed and how the process of selection of sites was undertaken;
- Why some strategic housing sites which had identified environmental constraints had still been taken forward;
- Policy ESD 15: Green Boundaries to Growth was not assessed;
- How the results of the SA have informed Plan development;
- Specific comments about the sustainability appraisal regarding specific sites including North of Hanwell Fields, West of Bretch Hill;
- Further archaeological and historic environment related baseline information for several sites was provided by English Heritage and Oxford County Council Archaeology as well as suggestions for relevant mitigation measures;
- English Heritage was concerned that Policy SLE4 had not taken account of the impacts of the Bicester relief road on Bicester 2 - Graven Hill and the Alchester Roman Town;
- English Heritage was concerned that Policy ESD16 on the Built and Historic Environment was not sufficient to accord with the requirements of the NPPF;
- Further ecological baseline information for several sites was provided by Oxford County Council Ecology as well as suggestions for relevant mitigation measures;
- Whether habitat networks had been considered within the assessments under SA Objective 10.

More detail on the representations received during the consultations and how the issues raised have been responded to, and where necessary, taken into account by the Cherwell District Council within the Local Plan, and within the Sustainability Appraisal process can be found in Annex D..

Consultation on the Draft Core Strategy 2010 The Draft Core Strategy was consulted on from 22nd February to 19th April 2010. Responses received on the SA of the Draft Core Strategy are summarized below:

- One respondent suggests sustainability will be constrained by CDC's ability to enforce policies where private developers will need to be persuaded to incur extra costs;
- One developer states that it is imperative that the sustainability of individual sites is assessed on a consistent basis. From an analysis of the SA this does not always appear to have been the case. They are not confident that the site to the south of Broughton Road has been assessed in a fair and equitable manner. In part this is due to its inclusion within the land to the south (and west of Bloxham Road) but otherwise it appears to arise by not considering sites and their potential constraints in a consistent manner. Examples are given;

- One respondent finds the weighting given to some villages in the CRAITLUS report confusing. Cropredy has been given a far higher sustainability rating than it can actually deliver, therefore the issue of sustainability in villages needs to be readdressed in some cases. One respondent ask how the strategy relates to the proposed high speed rail link through the centre of the region;
- One respondent argues the proposal to place 400 houses in Bodicote and relocate Banbury Football Club to Bodicote is not compatible with sustainable development;
- One respondent suggests that BAN3 would not be sustainable. The use of cars would increase and everywhere is too far to walk or cycle (carrying a load);
- One respondent comments that it seems strange to be advocating more building on greenfield sites, when the country will need more food grown locally. There is no provision for allotments, and in fact at least one disappears according to the maps;
- One respondent suggests the town needs the flood alleviation scheme to be completed before Canalside can be developed. Several respondents suggest the work seems to be a broad-brush desk exercise with too many judgements one could challenge.
- One respondent raises the issue of theory versus practice. In theory the social economic and environmental aspects show awareness. In practice what is proposed does not tie in. Categorising sustainability is nebulous e.g. a village may have a school but it could already be at bursting point. 105 Draft Core Strategy - Report on Consultation;
- One respondent commented that CDC's commitment to reducing carbon emissions from development and to pursue stated policies relating to biodiversity and conservation is to be commended;
- One respondent found it very technical and difficult to understand, they could not really relate it to the things that they are concerned about living in Hanwell;
- One respondent suggests it is not evident from the plans how (for example) a 50% reduction in car usage will be achieved or where 40% green space is being achieved. One respondent stated that a succinct green slogan is 'think globally act locally'. They question how we can save the rainforest when we are destroying our own countryside to promote rapid population growth in an overcrowded island;
- One respondent asks why farmers are not allowed to remove their farmland from the development map if they so wish;
- One respondent asks who is going to live in all these houses and where is all the employment. There are plenty of existing empty houses.;
- One respondent suggests that empty premises and 'brown sites' in towns where people work should first be priority before destroying villages.;
- One respondent states that as they have major concerns regarding infrastructure in Bicester and disapprove of the proposed NW option, they must therefore disagree with the Sustainability Appraisal;
- One developer comments that while in general the SA framework allows a reasonably objective comparison between sites aligned with the objectives of the Core Strategy, it is too broad brush in some areas to distinguish between sites. Particular concern relates to protecting best and most versatile agricultural land or where this is not possible, taking the lower grades first for development to be a significant omission despite its assessment within the SA elsewhere;
- One respondent considers that the sustainability performance of Banbury Canalside has been overstated. The site relies on the extensive relocation of employment uses; this has the potential to extinguish existing businesses, and poses a serious threat to the overall economic

performance of Banbury. Economic performance is an important component of the overall sustainability of Banbury;

- One developer comments that the SA assesses Land West of Bretch Hill as having 'Mostly Positive' effects on the economic objective. Again, the assessment provides a wholly inadequate justification for this assessment. The SA highlights that the integration with Bretch Hill may reduce social problems, but it is not explained or justified how the site will make a 'Mostly Positive' contribution to sustaining economic growth in Banbury. 106 Draft Core Strategy - Report on Consultation;
- One respondent suggests that the Sustainability Appraisal submitted in support of the Core Strategy is deficient in its consideration of the likely impacts of options for housing growth around Bicester. The same respondent commented that the NW Bicester eco-development performs better than the previously promoted sites, despite the larger scale of development. In those categories where the Eco-town has performed better than its predecessor on the same site, the improvement is not based on evidence that the benefits can or will be delivered. The improvements are generally based upon the criteria set out in the supplement to PPS1, concerned with eco-towns. They also consider the improvement of the Ecotown against the SA objective of encouraging tourism, on the basis that the rarity of eco-towns will attract visitors, to be entirely spurious and symptomatic of an attempt to artificially enhance the apparent sustainability credentials of the allocation;
- One respondent asks if anyone actually questioned the assumptions that all of this is based upon and if anyone has been out to physically check what damage could be caused;
- One respondent argues that traffic on the A4260 Banbury to Oxford Road will not be sustainable if some or all of the proposed development proceeds. If log jamming of vehicles is not to occur then further consideration needs to be given to road improvements;
- One respondent comments that many of the comments and statements are politically driven by government and are unlikely to represent what will really happen. Most families will continue to have two cars; they will use them to travel to and from the motorway to work, shop and use for leisure. Without significant changes to the road system in Banbury grid lock will be the norm;
- Banbury Town Council commented that BITLUS, identified Canalside as the most sustainable location in terms of transport, but it also highlighted that every arterial road into Banbury was at capacity in the Town Centre, and that they cannot easily be improved or widened due to physical restraints. The Town Council feels that CDC needs to support a South East Link Road and by working in partnership with CDC and OCC they can prioritise this matter;
- Bloxham Parish Council considers that the economic needs of the district should sit at the centre of the SA on an equal measure with environmental and social issues. Regrettably, there are shortcomings in the evidence base in this regard e.g. the employment land review;
- Sibford Ferris Parish Council argue that although its general thrust is towards a more even distribution of expansion, the Draft Sustainability Appraisal itself fails to weight sufficiently transport problems in remote areas or the problems for the provision of local employment. 107 Draft Core Strategy - Report on Consultation;
- Bucknell Parish Council considers that the draft Sustainability Appraisal has been a desk-top exercise which is fundamentally flawed because it fails to take into account the present inadequate infrastructure. Without adequate infrastructure, they do not believe that sustainability is achievable;
- Hanwell PC are very concerned at the assessment of sites BAN4 and BAN5 which does not seem to reflect the issues fought over at the Persimmon Appeal Inquiry in 2007 - by CDC itself - and seem overall to indicate that the landscapes are not as worthy of protection as other

potential housing sites around Banbury. Hanwell PC are very concerned at the way the Strategic Site J in Banbury (ie. Sites BAN4 and BAN5) has been assessed in Appendix 1 Table 35 (Land at NW Banbury) relative to other sites, giving the overall impression that it is of low value and development would make positive impacts;

- English Heritage commented that the Sustainability Appraisal that accompanies the draft Core Strategy anticipates further work for all stages of the process. English Heritage has recently published guidance on 'Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment' that they hope will be of assistance in this process in informing the continuing development of the LDF;
- The Highways Agency is content that the sustainability appraisal has been satisfactorily prepared in accordance with national guidance and its findings reflect the most sustainable sites of those identified;
- OCC Archaeology is satisfied that the Sustainability Assessment includes the preservation of the historic environment within its sustainability objectives;
- The Environment Agency commented that in Table 14 it is not clear why Canalside scores more positively than Land west of Concorde Avenue. Both sites are in Flood Zones 1, 2 and 3. Possibly Canalside is seen as partly positive as a result of the Flood Alleviation Scheme, but this would not be correct because the Alleviation scheme is designed to reduce risk to existing development, and is not being delivered by the Canalside regeneration. Also, if these sites are compared to the assessment of Canalside in table 30, a different score is given again. At this stage it is not clear if flood risk reduction can be delivered through implementation as the evidence base Level 2 SFRA and Masterplan have not been produced to a standard where this can be determined yet. More clarity and consistency is needed between the assessments of sites at risk of flooding;
- Banbury Civic Society commented that normally part of the evidence base for the preparation of a Core Strategy would be a Historic Landscape Categorisation and, often, an Extensive Urban Survey (EUS). Neither has been available for use within the Sustainability Appraisal, although it accepted that the commissioned Landscape and Visual study covered a number of the usual bases. 108 Draft Core Strategy - Report on Consultation;
- Banbury Civic Society is very concerned that the Land at Calthorpe Street (Site N) has been dismissed so lightly. Development here could regenerate the Old Town and induce footfall up the High Street from the Castle Quay area. Clearly the Sustainability Appraisal has not been able to reflect PPS 5.

Consultation on the Issues and Options Report 2006 and the Options for Growth 2008

The summary of consultation responses to the SA of the Issues and Options Report which was consulted on 27th February to 10th April 2006; and those to the Options for Growth 2008 which was consulted on from 29th September to 24th November 2008 can be found in the Council's Statement of Consultation August 2012.

3.7 Difficulties encountered

The purpose of this work is to assess the likelihood of significant sustainability effects. SA relies on expert judgement, which is guided by knowledge of the likely effects of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. The assessment has been carried out and reported using an expert, judgement-led qualitative

assessment. A 'precautionary approach' is taken, especially with qualitative judgements. Regulation 12(3)(a) of the SEA Regulations states that the Environmental Report shall include information taking into account current knowledge and methods of assessment. We have met the requirements of Regulation 12(3)(a) through the description of the baseline environment. The data referred to is the most up to date baseline information that was reasonably available at the time.

A number of data gaps have also been identified in the baseline data (see Section 5). The data gaps relate to traffic accident, fatalities and injuries data for roads in Cherwell (rather than Oxfordshire) and published data for police emergency response rates. It is not felt that these data gaps are so significant as to affect the results of the assessments made.

The SEA Regulations state that effects assessment should include assessment of secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects. At this strategic level the information is often not available to assess to this level of detail. However, where information is available on the likelihood of different types of effects this has been included in the assessment matrices.

In relation to the cumulative effects assessment undertaken, the timing of the various plans, programmes and projects being developed and their relationship to each other in terms of timescale is uncertain. Therefore, this element of the SA in particular has an inherently high level of uncertainty. To compensate for this the precautionary principle has been adopted and any potential negative effect identified has been classed as significant and a mitigation measure (and monitoring programme) identified. The SA highlights areas where potential effects could be addressed in other Development Plan Documents such as the Local Neighbourhoods DPD and lower tier plans such as Supplementary Planning Documents and Masterplans, where a greater depth of detail is possible.

4 Review of Other Objectives, Plans and Programmes

4.1 The plan's relationship with other plans and programmes

The SEA Regulations require the relationship that other plans and programmes could have with the Local Plan to be considered. A review of other relevant policies plans, and programmes (PPP) has been undertaken and this was updated in January- March 2013. The PPP review can be found in Annex A. Annex A contains a description of the identified relevant PPP and their aims and objectives and any implications they might have for the Local Plan.. A brief overview of the broad sustainability objectives identified from the review is presented here.

International legislation and policy sets a number of targets, objectives and obligations which planning documents should address / help to achieve including on:

- Air quality standards;
- Guideline values for noise levels;
- EU policy on transport including issues such as safety, the environment and sustainable transport;
- Measures to maintain / restore habitats and species' populations (including measures to maintain SPAs and SACs at favourable conservation status);
- Climate change emissions targets;
- Measures to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste; and
- Water quality targets for rivers, streams and inland water bodies; and
- Measures to manage waste water and flood risk

National legislation and policy outlines measures to achieve many of these obligations through setting regional and local targets for public bodies to achieve and by outlining principles which planning policies and decisions needs to adhere to. Examples include:

- Measures to promote green infrastructure and housing renewal;
- Requirements for planners to have regard to conservation in all functions and embed biodiversity in all public policy;
- Requirement for proactive biodiversity enhancement through planning;
- Targets on climate change emissions;
- Renewable energy targets and climate change adaptation principles;
- Conservation and enhancement of the Cotswolds AONB;
- Conserving the historic environment;
- Promotion of sustainable transport;
- Water management; and
- Policies based on the need for open space and recreation provision.

Local and regional policy sets out more specific local targets and local actions needed to achieve them. Examples include:

- Ensuring suitable management of the River Cherwell catchment area;
- Making the transition to a low carbon economy;

- Responding to the specific actions outlined in the Sustainable Community Strategy and ensure that development can contribute to community goals wherever possible; and
- Key biodiversity actions seeking to preserve and enhance habitats and species identified in the Cherwell BAP.

4.2 How sustainability objectives have been taken into account

Environmental/sustainability objectives presented within the plans and programmes reviewed have been used to develop a set of SA objectives relevant to the existing sustainability issues in the plan area. The SA objectives have been informed by the baseline data review as well as the review of other relevant plans and programmes. This set of SA objectives has formed the SA framework and this has been used to assess the sustainability of the Local Plan. SA Objective 10 has been amended since the 2005 Scoping Report and Core Strategy Initial SA Report SA by adding 'and create' as follows: 'To conserve, enhance and create resources for the district's biodiversity'. This change allowed the objective to respond to enhancement of biodiversity in addition to protection and conservation. The SA framework is presented in Section 6.

5 The Sustainability Baseline

5.1 Introduction

The SEA Regulations require an examination of the current state of the environment and the likely evolution of the environment without the implementation of the plan (“future baseline” or “without the plan scenario”). In addition, baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and issues.

5.2 Sustainability baseline, opportunities and problems identified

The SEA Regulations require that environmental issues / problems be identified and analysed in the Environmental Report. The key sustainability issues in relation to the Local Plan have been identified from the baseline information within the Sustainability Appraisal Scoping Report (Cherwell District Council, December 2005) and subsequent updates in Annex A of the 2012 SA Report, the March 2013 SA Report and Annex A in this Report. These are summarised below in Table 5.1. The data in Table 5.1 was updated in March 2012. Further updates have been undertaken in January, March and July 2013.

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
1. Housing	
<ul style="list-style-type: none"> • Mean house prices in Cherwell in Q3 of 2011 were £266,826¹². 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 2010¹³. • The House Price Index for December 2012 was 260.3 (against the index of January 2005)¹⁴. • The median house price in Cherwell in Q3 of 2011 was £220,500¹⁵. In the same period median house prices in Oxfordshire was £250,000, the South East £228,000 and England £184,995. • Median house prices are now above their pre-recession peak in Cherwell. A comparison of mean house prices for Q3 (Sept-Dec) in 2008 and 2011 reveals that Cherwell had the largest increase in house prices in Oxfordshire¹⁶. • Simple average house prices in Cherwell (District) is currently £267,500 (based on sales and valuations over the last 3 months), compared to a regional average of £314,100¹⁷. • The house price to earnings ratio in Cherwell (District) is currently 8:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional house price to earnings is 8.1:1.¹⁸ 	<ul style="list-style-type: none"> • House prices have fallen nationally, regionally and locally over the last year (2011 to 2012). • Housing completions may continue to be slow whilst the housing market continues to struggle in the current economic climate. • Housing affordability will remain a significant issue in the absence of action taken in the Local Plan. • Estimates of housing need in Cherwell show that while numbers of all accommodation types should increase up to 2026, the proportion of smaller and especially downsizing units (e.g. 2 beds) will need to increase the most²⁸. Housing need remains high and at 2012 stretches into higher income ranges, because households that could have bought with more affordable house prices or looser credit arrangements and more easily obtained mortgages

¹² Provisional figures from mean house prices based on Land Registry data, by district, from 1996 from CLG website.

¹³ House Prices Index Report December 2011 (Land Registry, January 2012)

¹⁴ House Prices Index Report December 2012 (Land Registry, January 2013) http://www.landregistry.gov.uk/__data/assets/pdf_file/0018/32337/HPI-December-2012.pdf

¹⁵ Provisional figures from: Communities and Local Government live housing tables, extract from table 582 Housing market: median house prices based on Land Registry data, by district.

¹⁶ District Data Analysis Service *Chart of the Month June 2012*

¹⁷ Cherwell District Council, *Housing Market update October 2012*

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> Lack of affordable housing is a key issue in the district. The provisional ratio of lower quartile house price to lower quartile earnings for Cherwell in 2011 was 7.94, (compared to 8.05 in 2010). This is the second lowest ratio in Oxfordshire, and is higher than the ratio in England in 2011 which was 6.53¹⁹ By applying a social : affordable rent split based on affordability, the overall need is in the region of 300 a year, or about 47% of the household growth based new supply. Any set proportion required to become part of policy will depend much more on the economic viability of development²⁰. At April 2013, the district had a 4.1 year housing land supply for the period 2012-2017 and 4.3 year supply for the period 2013-2018 with a 5% buffer. Taking into account a 20% buffer, the district had a 3.5 and a 3.8 year housing land supply for the same periods respectively.²¹ Housing completions (net) in 2011/2012 were 356 compared to the South East Plan requirement of 670 per annum, and the 2010/11 net completions of 370. Of the estimated 13,755 vulnerable households in Cherwell, 25% were living in non-decent homes. This is below (i.e. better than) the target set by the previous government of 30%. The 	<p>can no longer do so. Two-bed properties continue to be the ones which need to be increased the most (SHMA Update 2012).</p> <ul style="list-style-type: none"> Communities and Local Government 2008 based household projections show that the number of households in Cherwell could increase from a predicted 61,000 in 2013 to 74,000 in 2033 an increase of 13,000 households in 20 years.²⁹ Communities and Local Government Interim 2011 household projections show that the number of households in Cherwell could increase from 57,000 households to 64,000 and increase of 7,000 households in 10 years.³⁰

¹⁸ Cherwell District Council, *Housing Market update October 2012*

²⁸ Assessing the Size and Type of Housing Stock Required in Cherwell (B.Line Housing Information, September 2009)

¹⁹ District Data Services Charts (2012) (original source CLG live housing tables)

²⁰ Cherwell SHMA Update 2012

²¹ Cherwell Annual Monitoring Report April 2013

²⁹ <http://www.communities.gov.uk/publications/corporate/statistics/2033household1110> accessed on 16/08/12

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>majority of these vulnerable households in non-decent homes are owner occupied²².</p> <ul style="list-style-type: none"> • The latest stock condition survey has identified unsatisfactory insulation and heating as the single most important house-condition issue, with an estimated 10% of households living in fuel poverty. The most recent data provided by DCLG relates to 2009 and suggests that 10.8% or 6,092 households in Cherwell in fuel poverty²³. • Net affordable housing completions in 2011/12 were 204 compared with 96 in 2010/11, 97 in 2009/10, 87 in 2008/09, 133 in 2007/08 and 166 in 2007/08²⁴. • Between 2001 and 2011 Cherwell saw an increase of 4,327 residential dwellings (+9%). The highest growth was in Council Tax Band A properties ((typically purpose built flats) (+629 = +14%) and the band with the greatest number of additional properties was Band B (+1,262 = +9%)²⁵. • In Cherwell, the average number people per household increased from 2.43 in 2001 to 2.45 in 2011. Over the same period the average household sizes remained the same for Oxfordshire (2.38), the South East (2.38) and England (2.36)²⁶. 	

³⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/189965/AllTablesNonRegionalFinal__3_.xls

²² Living in Cherwell (July, 2010)

²³ Cherwell District Council, *Cherwell Housing Strategy 2012-2017* (CDC, 2012) 25.

²⁴ Cherwell Annual Monitoring Report 2013

²⁵ District Data Analysis Service, *Chart Dwelling Stock*, <http://www.oxford.gov.uk/Library/District%20Data/Chart%20Oct12%20Dwelling%20stock%20FINAL.pdf>

²⁶ District Data Analysis Service, *Data Note 4 Census 2011 Census 2011 data shows differing trends in average household size within Oxfordshire* (30th July 2012) Data Source: ONS Census 2011, tables H01 and P07, ONS Census table KS19.

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> At March 2012, the district had a total of 70 authorised pitches for Gypsies and Travellers and 14 Travelling Showpeople plots²⁷. The district's housing land supply position was updated in July 2013. At the time of writing, the district has a 5.8 year supply of deliverable sites for the period 2013-18 incorporating an additional 5% requirement and a 5.1 year supply with an additional 20% requirement. 	
2. Climate Change and Flood Risk	
<ul style="list-style-type: none"> 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 landscape³¹. 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. 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. 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 	<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: <ul style="list-style-type: none"> Summer average daily maximum temperatures

²⁷ Cherwell Annual Monitoring Report 2013

³¹ Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment including Minerals and Waste Site Allocations (Scott Wilson, April 2009)

Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>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.³²</p> <ul style="list-style-type: none"> • 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.³³ • 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.³⁴ • 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. • 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>in the 2050s are likely to be 22-27°C (this represents a rise of approximately 2-7°C from the baseline period)</p> <ul style="list-style-type: none"> • Winter average temperatures for the same time period and emissions scenario will be 7-10°C (a likely increase of approximately 1-4°C) • The likely change in summer average rainfall ranges from a 12% increase through to a 40% decrease (this shows the difficulty of preparing 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%.³⁵ • These changes in our climate could lead to reduced air quality and higher levels of ozone. • 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

³² LDA Design, Final Draft Bicester Environmental Baseline Report March 2013

³³ LDA Design, Final Draft Banbury Environmental Baseline Report, March 2013

³⁴ Cherwell District Council Strategic Flood Risk Assessment (Level 2) March 2012, SFRA (Level 2) Additional Sites Addendum September 2012 and Canalside SFRA Level 2 October 2012

³⁵ Oxfordshire County Council <http://www.oxfordshire.gov.uk/cms/content/climate-change-oxfordshire> accessed on 08/02/12

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
	SuDS will be more important to counteract this increase in runoff in local areas.
3. Population and Human Health	
<ul style="list-style-type: none"> • 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 is was approximately 141,900. Based on the latest mid-year population estimates (mid 2010), 19% of the population of Cherwell was aged 0-15, 66% was aged 16-64 and 15% was aged 65 and over³⁶. • 2001 census data showed that in 2001, 95% of the Cherwell population was White, 2% Asian or Asian British, 1% Mixed, 1% Black or Black British and 1% Chinese of other. • The rate of population growth in Cherwell between 1981 and 2011 was over 30%, having grown by 32,700 people.³⁷ 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%. • The number of communal established residents in Cherwell was 3,000 accounting for 2.1% of its population in 2011. • 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 women³⁸. • In 2008/09 the number of overseas nationals registering for National Insurance numbers in 	<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 for the increase in the older population is increasing life expectancy. • 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. • Between 2009 and 2016 the increase in population

³⁶ Mid Year Population Estimates Office for National Statistics <http://www.ons.gov.uk/ons/publications/all-releases> accessed on 08/02/12

³⁷ Oxfordshire District Data Analysis Service ONS, Mid Year Population estimates and 2011 Census.

³⁸ 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

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>Cherwell fell for the second consecutive year following an upward trend of the previous 4 years⁵.</p> <ul style="list-style-type: none"> • According to the Child Well-Being index, Cherwell is ranked 140 out of 354 Local Authorities – well below other rural districts in Oxfordshire. • Within Cherwell district, the most deprived areas for Child Well-Being are in urban Banbury. • The individual Environment domain of the Child Well-Being Index highlights deprivation in rural areas³⁹. • 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. • Oxfordshire's 10 most deprived areas on the Income Deprivation Affecting Older People Index includes 4 areas of Banbury. • 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. • 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. • 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. • 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 	<p>in Cherwell is predicted to be highest in rural wards.</p> <ul style="list-style-type: none"> • Deprivation in Banbury and the rural areas 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. • It is unclear whether road accidents are on the increase in Cherwell.

³⁹ 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.

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>above the county and regional average.</p> <ul style="list-style-type: none"> 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. 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 average⁴⁰. 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 population⁴¹. 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 rates⁵. The number of people in Cherwell with a limiting long term illness rose from 13.3% to 14.1% between 2001 and 2011⁴². 	
4. Crime	
<ul style="list-style-type: none"> 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 average⁴³. 	<ul style="list-style-type: none"> Crime levels in Cherwell are likely to continue to decrease or remain stable.

⁴⁰ Department for Transport Statistics <http://www.dft.gov.uk/statistics/releases/road-accidents-and-safety-annual-report-2010/>

⁴¹ 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

⁴² 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

⁴³ 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).

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • The trend data shows a decline in some crime types and an increase in others⁴⁴. 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. • 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.⁴⁵ • 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”⁴⁶. • Figures from Thames Valley Police show that they are failing to meet target detection rates for Serious Acquisative Crime⁴⁷. • Of the 299 crimes and Anti-Social Behaviour (ASB) incidents recorded in Banbury during December 2011, 74 were ASB⁴⁸. • 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 2012⁴⁹. 	
5. Communities	
<ul style="list-style-type: none"> • 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

⁴⁴ Living in Cherwell (July, 2010)

⁴⁵ 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 (visited1/02/13).

⁴⁶ 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 (visited1/02/13).

⁴⁷ Thames Valley Police Summary of Notifiable Offenses in Cherwell 1st April 2011 to 31st December 2011

⁴⁸ [http://www.police.uk/crime/?q=Banbury, Oxfordshire, UK#crimetypes/2011-12](http://www.police.uk/crime/?q=Banbury,Oxfordshire,UK#crimetypes/2011-12) Accessed on 08/02/12

⁴⁹ 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 (visited1/02/13).

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> 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. 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.⁵⁰ 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.⁵¹ 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. 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 Oxford⁵². 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. 	<ul style="list-style-type: none"> 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. The community at Heyford Park will continue to be isolated in terms of services and resources without planning intervention.

⁵⁰ Cherwell District Council Annual Satisfaction Survey Topline Report 2012

⁵¹ Cherwell District Council Annual Satisfaction Survey Topline Report 2012

⁵² Our District, Our Future (February 2010) Cherwell Local Strategic Partnership

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>The following data comes from the Cherwell Green Spaces Strategy 2008-2016 and the Background Document (July 2008):</p> <ul style="list-style-type: none"> • 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. • 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). 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. • Rural North: deficiencies are identified in natural and semi-natural greenspace (48.12ha), amenity 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. • 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. • 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. • 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 	

Table 5.1: Sustainability baseline data summary	
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<p>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.</p> <ul style="list-style-type: none"> 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. 	
6. Accessibility	
<ul style="list-style-type: none"> 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. Cherwell ranked very poorly on a national measure of geographical accessibility of services (index of deprivation 2007 and 2010). 	<ul style="list-style-type: none"> Banbury is likely to continue to be the main shopping destination for people in Cherwell for comparison goods.
7. Natural Resources	
<ul style="list-style-type: none"> 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 	<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

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<p>district does appear to lack the top Grade 1 ALC land (excellent) found elsewhere within the county⁵³.</p> <ul style="list-style-type: none"> • 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 value⁵⁴. • 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.⁵⁵ • 46% of housing completions (net) in 2011/12 were on previously developed land, a decrease from the previous year 2010/11 when it was 58%. This met the level of 44% suggested by the Housing Delivery Monitor as achievable in 2011/12⁵⁶. • High percentages of commercial development between 2010/11 and 2011/12 were built on previously developed land⁵⁷. • 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. • <u>In 2010/11 the percentage of previously developed land that had been vacant or derelict for</u> 	<p>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.</p>

⁵³ LDA Design, Final Draft Environmental Baseline Reports for Banbury and Bicester, March 2013

⁵⁴ LDA Design Final Draft Environmental Baseline Report for Banbury March 2013

⁵⁵ LDA Design, Final Draft Environmental Baseline Report for Bicester March 2013

⁵⁶ Cherwell Local Development Framework Annual Monitoring Report 2012

⁵⁷ Cherwell District Council Annual Monitoring Reports 2012 and 2013

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<p><u>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.⁵⁸</u></p> <ul style="list-style-type: none"> • There are no statutory listed (under the Environmental Protection Act) contaminated land sites within the district⁵⁹. • 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. • 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. • The other limestone and sandstone layers in the remaining formations are minor aquifers. Groundwater resources from these are limited and the groundwater reaches the surface through springs⁶⁰. • Sharp sand and gravel is the most extensive aggregate mineral in Oxfordshire, occurring extensively along the Thames valley and the Cherwell valley. A number of potential minerals sites in Cherwell are currently being considered through the preparation of the Oxfordshire Minerals and Waste Core Strategy, which will allocate sites for minerals extraction. • Aggregate minerals accounted for most of Oxfordshire's production in 2010. The County produced 597,000 tonnes of sand and gravel and 272,000 tonnes of crushed rock (limestone 	

⁵⁸ Source: NLUD returns for 2010/11

⁵⁹ Cherwell Environmental Health Officer

⁶⁰ The Cherwell Catchment Abstraction Management Strategy Final Strategy Document (July 2005) The Environment Agency

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<p>and ironstone). There is a need to make continued provision for aggregates production in the County.⁶¹ Production of all aggregate minerals in Oxfordshire has generally declined over the last 10 years, (2000-2010).⁶²</p> <ul style="list-style-type: none"> At the end of 2010 the landbank of permitted reserves of sand and gravel was 4.7 years, significantly below the government policy level of at least 7 years. For crushed rock the landbank was 12.3 years, above the government policy level of at least 10 years⁶³. 	
8) Air Quality	
<ul style="list-style-type: none"> 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. An Air Quality Management Area (AQMA) has been declared at Hannef Way, Banbury for nitrogen dioxide (NO₂). An Air Quality Action Plan is expected to be finalised by March 2013. 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 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. Per capita carbon dioxide emissions in 2009 were 10.1 tonnes. This is a reduction from 2005 	<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: <ul style="list-style-type: none"> 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.

⁶¹ Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

⁶² Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

⁶³ Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

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emissions which were estimated to be 11.7 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 ⁶⁴ .	
9) Biodiversity	
<ul style="list-style-type: none"> 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. The proportion of SSSI in 'Favourable' or 'Unfavourable Recovering' condition in Cherwell is now at just under 99% compared with 90% in 2010⁶⁵. This is comparable with the overall county position of 98%. SSSI cover 1.03% of the district, the net area of which remained at 605.5 Ha in 2012, with no change from 2011. The net area of Local Wildlife Sites (formerly called County Wildlife Sites) in Cherwell is 976.38 Ha, an increase of 4 Ha on 2011 figures⁶⁶. This was as a result of minor boundary amendments to 7 LWS and an extension to Wroxton and Balscote Mills LWS. 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. The Cherwell BAP states that the district is lightly wooded with approximately 3.5% of the land 	<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.

⁶⁴ Local Authority CO2 emissions data 2005-2009 (2011) DECC statistical release and information from Cherwell District Council Environmental Officer

⁶⁵ Cherwell District Council (2011) Cherwell Local Development Framework: Annual Monitoring Report

⁶⁶ Cherwell District Council (2012) Biodiversity Information Annual Monitoring Report 2012

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>covered by woodland.</p> <ul style="list-style-type: none"> • The Cherwell BAP states that 85% of the district is farmed as arable or improved grassland. • The number of BAP Priority Species has increased by 2 from 129 in 2010 to 131 in 2011, the Marsh Fritillary butterfly and the plant, Caraway.⁶⁷ • There were been modest increases in the amount of most BAP Priority habitats within the district. However, these reflect refinements of existing knowledge of the habitat resource in the county rather than the creation of new habitat coupled with ‘capturing’ of that information on digital habitat datasets by Thames Valley Environmental Records Centre (TVERC)⁶⁸. • Of the breeding farmland bird species in the district there has been a fall in the numbers of grey partridge, lapwing and yellowhammer, but increases in the numbers of skylark, linnet and yellow wagtail over the last 10 years⁶⁹. • 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. • More watercourses were surveyed for presence/absence of water voles in 2011 than 2010, but at only 13 sites surveyed this remain significantly less survey effort than in previous years. 5 stretches were positive for water vole in 2011. • 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. <p>—</p>	
10) Landscape and Historic Assets	

⁶⁷ Based on data from Thames Valley Environmental Records Centre.

⁶⁸ Cherwell District Council (2012) Biodiversity Information Annual Monitoring Report 2012, Data Source: British Trust for Ornithology

⁶⁹ Cherwell District Council (2012) Biodiversity Information Annual Monitoring Report 2012, Data Source: British Trust for Ornithology

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<ul style="list-style-type: none"> • The Oxfordshire Wildlife and Landscape Study⁷⁰ 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. • 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. • The Final Draft Banbury and Bicester Landscape Sensitivity and Capacity Assessments 2013⁷¹ 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. • The Final Draft 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. • 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 	<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 without the protection of the policies in the Local Plan will continue to worsen.

⁷⁰ <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>, access 02.03.2012

⁷¹ WYG, Final Draft Banbury and Bicester Landscape Sensitivity and Capacity Assessments March 2013

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<p>south.</p> <ul style="list-style-type: none"> Cherwell district has a rich built heritage, with 56 Scheduled Ancient Monuments (SAMs) and 2,327 Listed Buildings and 59 Conservation Areas with one further designation currently proposed. 84% of Conservation Areas have character appraisals,⁷² and 6 have Article 4 Directions. In 2011, heritage assets in the district identified as ‘at risk’ by the <i>Heritage at Risk Report</i> from English Heritage included: <ul style="list-style-type: none"> 5 SAMs (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); 3 Conservation Areas: Grimsby; RAF Bicester; Former RAF Upper Heyford; RAF; 3 Listed Buildings; Manor House, Hampton Gay (SAM/Grade II) Church of St Peter, Hook Norton (Grade I); Church of St Peter & St Paul, Swalcliffe (Grade I) There are 5 Registered Historic Parks and Gardens, and 1 Registered Battlefield⁷³. None of these assets were identified as ‘at risk’ in 2011. In 2012 Cherwell District Council compiled a Local Heritage At Risk Register, and listed 28 assets. The majority of these were Grade II/II* Listed Buildings and one locally listed asset. 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.⁷⁴ 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 	

⁷² Cherwell District Council, Design and Conservation Strategy for Cherwell 2012-2015

⁷³ Cherwell District Council, Design and Conservation Strategy for Cherwell 2012-2015

⁷⁴ LDA Design Final Draft Bicester Environmental Baseline Report March 2012

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<p>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 otherwise there is a danger of creating an unhealthy distinction between the new and old developments⁷⁵.</p> <ul style="list-style-type: none"> • 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). • 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 time⁷⁶. • 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: • 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 	

⁷⁵ Cherwell District Council (2006) Open Space, Sport and Recreational Facilities Needs Assessment Audit and Strategy

⁷⁶ Cherwell District Council, Open Space Update, September 2011

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<p>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.</p> <ul style="list-style-type: none"> • 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. • 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 • 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. • 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)⁷⁷. • 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.⁷⁸ 	

⁷⁷ LDA Design, Final Draft Bicester Environmental Baseline Report March 2013 (Cherwell District Council, 2013)

⁷⁸ WYG, Final Draft Banbury and Bicester Landscape Sensitivity and Capacity Assessments March 2013

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<ul style="list-style-type: none"> • The Draft Banbury and Bicester Green Buffer Evidence Base⁷⁹ 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. • 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. • 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. 	
11) Transport	
<ul style="list-style-type: none"> • 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 	<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. • Congestion in Bicester and Banbury is also likely to

⁷⁹ LDA Design, Final Draft Banbury and Bicester Green Buffer Reports, March 2013 (Cherwell District Council, 2013)

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<p>facilities, frequent public transport links and a close proximity to a major centre.</p> <ul style="list-style-type: none"> • The results of the Banbury Integrated Transport and Land Use Strategy 2 (December 2009) identifies that locating the maximum number of houses on the Canalside site, and distributing the rest of the housing and employment land allocations around the town, works best in transport terms. Maximising housing on Canalside, with the other housing located centrally and south of the town and the employment also south, is the next best option. The best performing Greenfield option (i.e. without Canalside) is with housing spread between the northwest, west and south and the employment located south. • The Bicester Integrated Transport and Land Use Strategy 2 (February 2009) identifies transport infrastructure and public transport enhancements required to facilitate sustainable development in the town up to and beyond 2026. It sets out the highway, public transport, cycle and safety strategies for the area that should be considered alongside the proposed development of 2000 dwellings and 20ha of employment between 2016 and 2026. The study recognises the need for increased containment in Bicester, as well as encouraging the use of sustainable modes of travel. • 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). • The Draft Bicester Movement Strategy (2013) identified a series of transport issues: <ul style="list-style-type: none"> 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; High potential for local trips by walking / cycling across the town with a high percentage of 	<p>worsen without action in the Local Plan.</p>

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<p>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.⁸⁰</p> <ul style="list-style-type: none"> • The Draft 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; • The Draft Banbury Movement Strategy 2013 identifies a number of transport related constraints in the town: <ul style="list-style-type: none"> 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 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 	

⁸⁰ Oxfordshire County Council, Draft Bicester Movement Strategy February 2013

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<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 a option for medium to longer distance trips, (particularly from the outskirts of the town)</p> <ul style="list-style-type: none"> The Draft Banbury Movement Strategy 2013 proposes a number of proposals to address constraints and future growth at Banbury: <ul style="list-style-type: none"> 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; 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; 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 A series of deliverable walking and cycling improvements which complete missing sections of the current network and provide access to existing routes and major local destinations. 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 51⁸¹. 	
12) Waste	
<ul style="list-style-type: none"> Cherwell's household recycling rate for 2011/12 was 57.3% compared with an England rate of 43%. 	<ul style="list-style-type: none"> Total waste being landfilled will continue to decrease, particularly with strategic waste

⁸¹ LDA Design, Final Draft Bicester Environmental Baseline Report March 2013 (Cherwell District Council, 2013)

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • In 2011/12 it is estimated that 50% of commercial and industrial waste was diverted from landfill and that 86% of construction, demolition and excavation waste was recycled or recovered for use in restoration or landfill engineering⁸². • 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. • In 2011/12 32, 653 tonnes of local authority collected waste was diverted from landfill and sent for recycling/composting/reuse⁸³. • 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. • 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 operational⁸⁴. • As much as 30% of the waste managed in Oxfordshire is produced elsewhere. In 2008, Oxfordshire received waste from all of the adjoining Counties; the largest proportion (nearly 12%) came from Berkshire, particularly from Reading; the smallest proportion (0.25%) was from Warwickshire⁸⁵. 	<p>management facilities such as Kidlington Recycling Centre. However, this is uncertain and dependent on the County Council's future waste strategy and industry action.</p>

⁸² Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

⁸³ Defra, Local Authority Collected and Household Waste Statistics 2011/12, based on data submitted by all local authorities in England to WasteDataFlow on the waste they collect and manage

⁸⁴ Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

⁸⁵ Oxfordshire County Council, Oxfordshire Minerals and Waste Annual Monitoring Report 2011 (February 2012)

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
13) Water Quality	
<ul style="list-style-type: none"> • Under the terms of the Water Framework Directive, most of the Cherwell streams do not meet Good Ecological Status (GES)⁸⁶ 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 Ray⁸⁷. • The River Cherwell meets the requirements for GES, as does the Oxford Canal. • Cherwell's rivers have been consistently assessed as poorer in chemical quality than rivers in other districts in Oxfordshire. • 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 pollution⁸⁸. • Water resource mapping in Cherwell - assessed from current flows and licensed abstractions – shows areas of over-abstraction north of Banbury⁸⁹. 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. • 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. 	<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.

⁸⁶ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=4&x=367500&y=79500>

⁸⁷ Environment Agency, *South East River Basin Management Plan* (Environment Agency, 2009)

⁸⁸ Environment Agency, *South East River Basin Management Plan* (Environment Agency, 2009)

⁸⁹ Living in Cherwell (July 2010)

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
14) Energy	
<ul style="list-style-type: none"> In 2011/12 Cherwell District Council's recorded CO₂ emissions were 4982.8 tonnes. This is a reduction of almost 600 tonnes from the baseline year, 2009/10 of 5,568 tonnes of CO₂. 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.⁹⁰ Cherwell District Council has a target to reduce its own CO₂ emissions by 22% (1225 tCO₂) from a 2009/10 baseline by March 2015. This equates to a reduction of 1195 tonnes of CO₂ over 5 years. Approximately 622,000 tonnes of CO₂ emissions originated from road transport sources in the district in 2009. This equates to approximately 2.4 tonnes per capita,⁹¹ which is above the South East average of 1.6 tonnes per capital in 2009. In 2009, Cherwell district has the highest energy consumption in Oxfordshire, from the industrial and commercial sector (29%)⁹². 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 	<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.

⁹⁰ Low Carbon Environmental Strategy, 8.

⁹¹ Cherwell District Council, Low Carbon Environmental Strategy, 5.

⁹² Environment Agency Oxfordshire SoE (21/10/2009)

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>impacts and this development pattern will also limit the opportunities for district heating schemes⁹³.</p> <ul style="list-style-type: none"> • 18 renewable energy schemes were permitted in 2010-11, an increase from 5 schemes in 2009-10. • 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 1.2million. • 	
15) Employment and Skills	
<ul style="list-style-type: none"> • Between 2007 and 2008 the Annual Business Inquiry data showed a small drop in the overall number of employees in Cherwell (down by 1%) with reduced numbers of employees particularly in the Agriculture, Construction and Finance sectors. • The latest 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%)⁹⁴. 	<ul style="list-style-type: none"> • Without action in the Local Plan employment opportunities and skill levels will remain a challenge • Some level of seasonality in employment levels is likely to remain • Nationally the agricultural workforce has seen the largest increases (11%) in the number of seasonal, casual or gang workers which increased from 40 to

⁹³ CAG Consultants/Cherwell District Council (2009) *Renewable energy and sustainable construction study*

⁹⁴ Cherwell District Council, Cherwell Economic Analysis Study Draft Report August 2012.

Table 5.1: Sustainability baseline data summary

Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • The 2012 Draft Cherwell Economic Analysis Study⁹⁵ 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. • 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.⁹⁶ • 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. • 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’. • 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).⁹⁷ 	<p>45 thousand between 2011 and 2012. Conversely, numbers of farmers, business partners, directors and spouses, and salaried managers saw small decreases⁹⁹</p>

⁹⁵ Roger Tym and Partners, *Cherwell Economic Analysis Study: Draft Report August 2012* (Cherwell District Council, 2012)

⁹⁶ Cherwell District Council, *Cherwell Economic Analysis Study Draft Report August 2012*.

⁹⁷ District Data Analysis Service *Date Note 1 – Gender difference in claimant count* (updated 15th May 2012) Data Source: Department of Work and Pensions claimant count from www.nomisweb.co.uk (March 2012) claimant count was released 18th April 2012
March 2012 claimant count was released 18th April 2012

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> 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 ward⁹⁸. 	
16) Economy	
<ul style="list-style-type: none"> 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 total¹⁰⁰. According to the Cherwell District Employment Land Review (2006), the amount of employment land allocated in the Non-Statutory Cherwell Local Plan 2011 combined with land identified through URS' 2005 employment land survey provides 14.6 years' worth of supply in Cherwell 	<ul style="list-style-type: none"> 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.

⁹⁹ Defra, Farming Statistics Final Land Use, Livestock Populations and Agricultural Workforce at 1 June 2012 - England

⁹⁸ Living in Cherwell (July 2010)

¹⁰⁰ Living in Cherwell (July 2010)

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>based on past demand trends, primarily the demand for warehousing space¹⁰¹.</p> <ul style="list-style-type: none"> Overall employment land availability, using a methodology of non 'built out' allocations + extant permissions for new build only, is 78.234 ha. Overall, 2.57 ha of employment land has been lost to other uses during 2010-2011, including on land identified within the Employment Land Review¹⁰². Using the same methodology, the AMR for the period 2011-12 reported 105.37 ha of employment land available. According to the Defra Agricultural Census, between 1990 and 2007 the total farmed area in Cherwell district declined from 48,000 to 47,000 hectares (-2%). Over the same period the number of farm holdings increased from 603 to 744 (+23%).¹⁰³ 22,756 m² (gross) of business development (offices, industry, or storage and distribution) was completed in Cherwell during 2010-11. 460 m² (gross) of 'town centre uses' (shops, financial and professional services, offices and leisure) was completed in Banbury, Bicester and Kidlington centres, with 98,698 m² being recorded as complete across the district during the period 2010-2011. According to a Good Centre Report (2011), Banbury town centre has a total of 84,439 m² of gross retail floorspace¹⁰⁴ across 413 units. Bicester town centre has a total of 29,673m² of gross retail floorspace over 183 units¹⁰⁵. 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 main employers in the town are the military, Bicester Village (about 1500 people), Tesco 	<ul style="list-style-type: none"> 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'.

¹⁰¹ URS Corporation Ltd (2006) Cherwell District Employment Land Review

¹⁰² Cherwell District Council (2011) Cherwell Local Development Framework: Annual Monitoring Report

¹⁰³ Living in Cherwell (July 2010)

¹⁰⁴ Cherwell District Council – *PPS6 Assessment* (CBRE, December 2006)

¹⁰⁵ CBRE, Cherwell District Council Retail Study Final Draft Report October 2012

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<p>(about 400 people) and Fresh Direct (fruit and vegetable merchants employing about 350 people)⁴. 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).¹⁰⁶</p> <ul style="list-style-type: none"> • 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. • The Canalside Supplementary Planning Document (SPD) will set a detailed framework to guide the regeneration of this area of Banbury. In addition, a draft Bolton Road SPD is being prepared to promote and manage future development in the Bolton Road area of central Banbury, and deliver new retail and other town centre uses on the site¹⁰⁷. • 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 countryside recreation and visiting local attractions¹⁰⁸. 	

¹⁰⁶ Background to Cherwell's Places Appendix 1 – Proposed Submission Local Plan 2012

¹⁰⁷ Cherwell Local Development Framework: Annual Monitoring Report 2013

¹⁰⁸ Cherwell District Council/The Tourism Company (2008) *Cherwell Tourism Development Study*

Table 5.1: Sustainability baseline data summary	
Sustainability baseline / issues / characteristics of the area	Evolution without the plan
<ul style="list-style-type: none"> • 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 ‘Kidlington Voice’, provide a competitive offer to businesses. This will ensure that Kidlington develops a stronger identity and integrates its facilities better priced commercial and residential accommodation. These qualities, coupled with an active¹⁰⁹ • 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.¹¹⁰ 	

¹⁰⁹ Economic Development Strategy for Cherwell 2011-2016

¹¹⁰ Economic Development Strategy for Cherwell 2011-2016.

5.2.1 Data gaps identified

The following gaps in baseline data have been identified in the baseline data to date.:

- Traffic accident, fatalities and injuries data for roads in Cherwell was unobtainable. Data is available for Oxfordshire roads. Without this data it is difficult to understand whether road traffic accidents are still increasing as they were between 2008 and 2009 or whether the total number of accidents is decreasing, as they have for the whole of Oxfordshire between 1994-1998 and 2010;
- DEFRA has not yet published noise maps for Cherwell district; and
- Published data was unobtainable for police emergency response rates.

6 The SA Framework

The SA framework is the list of sustainability criteria that the plan is measured against in order to test its sustainability. Table 6.1 presents the SA framework which has been used to assess the relative performance of the Local Plan. The SA framework has been consulted on a number of times and changes have been made in line with consultee comments.

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 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 & 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? 2. Will it assist in reducing actual levels of crime? 3. 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? 	Population and Human Health and Material Assets

Table 6.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
	5. Will it provide, protect or enhance locations for cultural activities, including the arts? 6. Will it enhance the townscape and public realm?	
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 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 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	1. Will it protect, enhance and restore the district's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves,	Cultural Heritage and

Table 6.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
accessible for enjoyment, the district's countryside and historic environment.	<p>National Parks, AONBs etc.)?</p> <ol style="list-style-type: none"> 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)? Will it promote the accessibility of the district's countryside and historic environment in a sustainable and well-managed manner? Will it improve the landscape, ecological quality and character of open spaces? Will it help preserve and record archaeological features? 	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	<ol style="list-style-type: none"> 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? Will it promote more sustainable transport patterns in rural areas? Will it reduce journey times between key employment areas and key transport interchanges? 	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.	<ol style="list-style-type: none"> Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation? Will it reduce emissions of greenhouse gases by reducing energy consumption? 	Climate Factors
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	<ol style="list-style-type: none"> Will it promote sustainable waste management practices through a range of waste management facilities? Will it reduce hazardous waste? Will it increase waste recovery and recycling? 	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	<ol style="list-style-type: none"> Will it improve the water quality of the district's rivers and inland water? Will it enable recycled water to be used? Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures? 	Water and Soil and Biodiversity Fauna and Flora.
16. To increase energy efficiency and the proportion of energy	<ol style="list-style-type: none"> Will it lead to an increase in the proportion of energy needs being met from renewable sources? Will it promote the incorporation of small-scale renewable in developments? 	Climate Factors

Table 6.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
generated from renewable sources in the district		
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	<ol style="list-style-type: none"> 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.	<ol style="list-style-type: none"> 1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of 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.	<ol style="list-style-type: none"> 1. Will it increase the employment of business opportunities on the tourism sector? 	Population and Human Health

7 Identification and Assessment of Alternatives (Stage B)

7.1 Introduction

The purpose of this stage of the SA is to test the identified reasonable alternative options for the plan and in doing so, identify and evaluate their sustainability effects.

The SEA Regulations require that the SA report identifies:

- The reasons for selecting the alternatives tested in light of the others available (SEA Regulations Schedule 2 (8)); and
- The likely significant effects on the environment of reasonable alternatives (SEA Regulations Section 12(2b)).

Later stages of the SA process also require plan makers to outline the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with. It is not possible to address this yet as the plan has not been adopted. This will be addressed in the SA Adoption Statement (see Section 10 of this report for details).

7.2 Approach to Identification and Assessment of Alternatives

The Council has set out a wide range of 'Options/Alternatives' in the planning policy consultation papers it has produced. The Council set out alternatives for all relevant parts of the plan document produced at each stage. The options selected for each issue represent a range of different actions and initiatives that could be used to achieve the best results.

Consideration of strategic development options and options for other subject based policies is set out in the following documents:

- Core Strategy Issues and Options document and Initial SA report (February 2006)
- Banbury and North Cherwell Issues and Options document and Initial SA report (July 2006 & November 2006)
- Bicester and Central Oxfordshire document and Initial SA report (May 2007)
- Supplemental Consultation on Site Allocations Issues and Options Consultation (February 2008)
- Options for Growth documents (September 2008)
- Core Strategy and SA report (February 2010)
- Proposed Submission Local Plan and SA report (August 2012)
- Focused Changes Local Plan and SA report (March 2013)
- Submission Local Plan and SA report (this document) (October 2013)

7.2.1 Core Strategy Issues and Options 2006 and Initial SA Report

In 2006, for the Core Strategy Issues and Options paper, policy options were assessed and an assessment of the Plan's spatial objectives (economic, community and environmental) was undertaken and set out in the accompanying initial SA report. At this stage strategic site options were

not assessed. The paper included consultation on how the Council should distribute its housing requirements (Issue 4A) within the District as follows:

Option 1 – Distribute housing growth in accordance with [then] Structure Plan policy: Banbury and Bicester as the main growth areas with the remainder at larger settlements that can be well served by public transport

Option 2 – Some reduction of growth at Banbury and Bicester and more growth at the larger settlements that can be well served by public transport

Option 3 – Some reduction of growth at Banbury and Bicester and more growth at smaller villages in the interests of improving services and facilities including public transport

Option 4 – More growth at Banbury and Bicester and less growth at other settlements

As set out in Table C.1 of Appendix C of the August 2012 SA, Option 4 was taken forward in order to focus development in the towns as these were considered to be more sustainable locations. It was considered that Options 2 and 3 were not suitable as Cherwell's villages generally had a lack of services and facilities required to support significant levels of housing development. Option 1 was superseded by the South East Plan.

The Initial SA Report (2006) including an initial assessment of the Core Strategy Options including Issue 4A above.

7.2.2 Site Allocations – Issues and Options Consultations 2006 and 2007

An issues and options paper for a 'Banbury and North Cherwell Development Plan Document' was consulted upon in July/August 2006. It included consultation on the approach to accommodating urban extensions at Banbury (Issue Based Option 1), on 'Comprehensive Development Areas' such as the Banbury Regeneration Area (now known as Canalside) and sought views on site specific options (Site Specific Option 2). A supplemental sites paper was published for consultation in November 2006. The 2006 consultation was accompanied by an Initial Sustainability Appraisal Report.

An issues and options paper for a 'Bicester and Central Oxfordshire Paper' was published for consultation in June 2007. It included consultation on how urban extensions might be accommodated (Issue Based Option 6) and on site specific options (Site Specific Option 6) for urban extensions. It was also accompanied by an Initial Sustainability Appraisal Report.

The main issues arising from consultation on the Core Strategy and Site Allocations Issues and Options Papers were summarised in a Supporting Report to the subsequent Options for Growth consultation in 2008. The report noted (para' 4.11), ..."*support for an urban focus for reasons of sustainability such as proximity and access to employment, transport, education and other facilities; support for adequate housing and development in rural areas to protect against the stagnation of smaller settlements; calls for rural areas to be preserved, enhanced and their local distinctiveness maintained; some feeling that the vision should make specific reference to the potential of larger villages for the delivery of sustainable communities; much agreement that there should be balance between the provision of houses and proximity to employment.*" It also summarised comments received on strategic sites (para' 4.12).

7.2.3 Sustainability Workshops 2007

In May 2007 early Sustainability Appraisal workshops were hosted by an independent SA consultant (Riki Therivel). The first was held with Parish Councils to consider a range of growth scenarios which varied the level of development between Banbury and Bicester, larger villages and smaller villages.

The Supporting Report to the subsequent Options for Growth consultation (2008) notes (para' 4.14), *"...In general, there was a view that a focus on the urban areas, where there is existing infrastructure and facilities, would be the most appropriate approach. However, views in support of some development at larger villages to help sustain them were also expressed. It was considered that development in the existing urban areas enabled more sustainability objectives to be met."*

A second workshop was attended by 'expert' organisations such as English Partnerships, Oxfordshire County Council, the Environment Agency, Natural England and Cherwell Innovation. It considered directions of growth at Banbury and Bicester and options for the rural areas (larger villages, smaller villages and new settlements). The issues arising from the event are summarised in the Options for Growth (2008) Supporting Report (para' 4.16)

7.2.4 Directions for Growth Workshops 2007

Wider stakeholder workshops on directions of growth with developers, other stakeholders, and separately with Parish Councils, were held in September 2007 and facilitated by independent consultants (Adams Hendry). The majority of stakeholders and Parish Councils wished to keep a focus on a 'country towns' type approach based on the managed growth of Banbury and Bicester. In general, it was considered that development should only be distributed in rural areas if it provided affordable housing and sufficient infrastructure. Over half did not support the idea of new settlements. Those that did considered that they would need to be large enough to provide sufficient infrastructure (Options for Growth (2008), Supporting Report (para' 4.18).

7.2.5 Supplemental Consultation on Site Allocations Issues and Options 2008

This consultation supplemented earlier sites allocation issues and options papers in response to new information being provided to the Council. It included consultation on a number of strategic sites.

7.2.6 Options for Growth 2008

In 2008, based on the work undertaken above, the Council's Options for Growth paper was produced for public consultation. This document set out strategic development options, including strategic site options.

The Options for Growth paper identified 'reasonable' alternatives for growth within the context of national and regional policy at the time. Constraints and opportunities for growth informed the reasonable alternatives which could help deliver the key spatial objectives and vision for the Core Strategy. These constraints and opportunities are explained further in the section on Reasons for selecting and rejecting alternatives.

7.2.7 Draft Core Strategy 2010

In February 2010, a draft Core Strategy was produced. At this stage the SA tested the strategic objectives (economic, community and environmental) for Cherwell district and then tested options for:

- District Wide Housing Distribution;
- Distribution in the Rural Areas;
- Employment Land in Bicester;
- Employment Land in Banbury;
- Town Centre Uses;
- Strategic Sites Assessment; and
- Sites for Town Centre Uses in Banbury.

Subject based policies were not assessed as part of the SA at this stage, only policies for the location of new development/sites.

7.2.8 Proposed Submission Local Plan August 2012 and Proposed Changes March 2013

In August 2012 the Council produced a Proposed Submission Local Plan for public consultation with an accompanying SA report. This SA report provided an assessment of draft policies in the Local Plan and set out the earlier work regarding options set out above.

The extended plan period (from 2026 to 2031) and the resultant need to respond to additional growth requirements led to some alternative sites, which had been excluded as strategic allocation sites earlier in the plan-making process, to be included in the Proposed Submission Local Plan. The SA assessed all the preferred sites taken forward in the Proposed Submission Local Plan with their site specific policies. It also assessed the preferred general policies.

In March 2013 the Council published Proposed Changes to the Proposed Submission Local Plan for public consultation with an accompanying revised SA report. This SA report provided an assessment of strategic site options and draft policies in the Local Plan and set out the earlier work set out above.

7.2.9 Submission Local Plan October 2013

In March 2013, the South East Plan was revoked. Throughout the development of the Local Plan the level of housing growth has been based on the objectively assessed figures within the South East Plan. A new SA to test reasonable alternatives for housing growth in the district in the absence of the policy direction previously contained in the revoked South East Plan was undertaken. The purpose of this assessment was to test three reasonable alternatives for housing growth levels and in doing so, identify and evaluate their relative sustainability impacts. These alternatives were:

- The 'Proposed Growth Scenario' - (included in various iterations of the Local Plan). It represents the level of growth identified for the District in revoked South East Plan and which the Council considers to be broadly in-line with 2008 and 2011 based household projections.
- 'Alternative 1' - is level of development that was suggested for the District when the Submission Draft of the South East Plan was published in March 2006. The Submission Draft included a requirement of 11,800 homes (590 dwellings per annum) for Cherwell (2006-2026) in accordance with the then advice of Oxfordshire County Council.
- 'Alternative 2' - identified by the Council to test a higher rate of growth having regard to representations received.

The full details of the SA are presented in Annex E to this report.

In 2013 substantial updates to the several baseline information sources, such as the Landscape Sensitivity and Capacity Study were completed. In the interests of ensuring that the Local Plan is informed by an assessment of all reasonable alternative strategic sites, an SA of all the identified reasonable alternative sites has been made using the up-to-date baseline information available in 2013, against the established SA Framework. Annex C presents the assessment of all the reasonable alternative sites submitted for SA in 2013.

7.3 The reasons for selecting alternatives (Tasks B3-B)

The various SA reports produced have assisted the Council in determining options, policies and making changes to policies. A summary of the selection of options is provided below, explaining particularly how housing distribution and housing sites were considered.

7.3.1 Alternatives for Housing Growth Figures

The South East Plan was revoked in March 2013, as consequence the Council has now revisited reasonable housing growth scenarios to meet objectively assessed needs for market and affordable housing within the plan's period.

The South East Plan housing requirement of 670 new homes per year for Cherwell emerged in 2009 from a process of consultation, testing of options and public examination. The proposed housing growth in the Local Plan is consistent with the South East Plan and generally consistent with the 2008 national household projections for the District (641 per annum) and 2011 interim projections (688 per annum) to 2021.

An Oxfordshire wide Strategic Housing market Assessment has been commissioned and the results will be jointly considered by all the Oxfordshire District and City Councils. This will replace the 2007 SHMA.

Annex E of this SA report assesses the housing growth proposed in the Local Plan and reasonable alternatives:

Alternative 1 is level of development that was suggested for the District when the Submission Draft of the South East Plan was published in March 2006. The Submission Draft included a requirement of 11,800 homes (590 dwellings per annum) for Cherwell (2006-2026) in accordance with the then advice of Oxfordshire County Council.

Alternative 2 has been identified by the Council to test a higher rate of growth having regard to representations received.

Table 7.1 Alternative Housing Growth Scenarios		
	Annualised Rate used	2031 Total dwellings
Proposed Growth Scenario	670	16,750
Alternative 1	590	14,750
Alternative 2	800	20,000

The SA assessment indicates that Alternative 1 scores more positively against a number of environmental SA objectives based on the lesser amount of growth proposed in comparison to the other options.

There are no SA objectives against which Alternative 2 scores more positively than the other growth scenarios. Potential benefits from the greater number of new dwellings proposed under Alternative 2 are considered to be offset by the potential effects of issues such as oversupply of housing if the economy does not recover from recession quickly; and the greater likelihood of development on less favourable land, e.g. that may have a higher flood risk or poor air quality.

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.

A housing growth of 670 dwelling per year is considered to be an appropriate and sustainable level of growth for the District and is therefore taken forward to the Local Plan at this time.

7.3.2 Distribution – The Options for Growth Paper 2008

The Options for Growth paper (2008) identified ‘reasonable’ alternatives for growth within the context of national and regional policy at the time, and the matters identified at previous stages of consultation for sites and key Core Strategy issues. Constraints and opportunities for growth informed the reasonable alternatives which could help deliver the key spatial objectives and vision for the Core Strategy.

The Options for Growth paper identified a number of ‘reasonable’ alternatives under 3 areas:

- Banbury and North Cherwell;
- Bicester and Central Oxfordshire; and
- Rural distribution

These are set out in the table below and it is set out where an option was progressed or rejected. The justifications for the alternatives progressed and rejected are set out in the Options for Growth consultation paper (2008) and the accompanying Supporting Report and summarised below.

Table 7.2 showing the development of options for the strategic distribution of development			
Options for Growth 2008 – Identification of Reasonable Alternatives for Housing Distribution			
Banbury and North Cherwell	BNC (a)	Focus most of the residual dwelling requirement (about 34%) at Banbury and some (about 18%) in the rural areas in north Cherwell to meet the needs of villages	Progressed
	BNC (b)	Redistribute some of the residual dwelling requirement from the rural areas (villages) to Banbury to provide about 42% at Banbury and 10% in rural areas	Progressed
	BNC (c)	Redistribute some development from Banbury to the rural areas (villages) to provide about 30% at Banbury and 22% in rural areas	Progressed
	BNC (d)	Redistribute some of the residual dwelling requirement from Banbury to Bicester to provide about 24% at Banbury and 45%	Progressed
	BNC (e)	Redistribute some of the residual dwelling requirement from the rural areas (villages) in north Cherwell to villages not in the green belt in Central Oxfordshire, to provide about 14% in north Cherwell and 17% in remaining areas of Central Oxfordshire	Progressed
	BNC (f)	Redistribute some of the residual dwelling requirement from Banbury to villages in Central Oxfordshire (excluding green belt villages) to provide 31% at Banbury and 16% at villages in Central Oxfordshire	Progressed

	BNC (g)	Redistribute some of the residual dwelling requirement from rural areas in north Cherwell to Bicester to provide 10% in rural areas of north Cherwell and 43% at Bicester	Progressed
	BNC (h)	No or very low levels of development at 'sustainable' (high or medium level of sustainability) villages	Rejected
	BNC (i)	All or very high levels of development at 'sustainable' (high or medium level of sustainability) villages	Rejected
	BNC (j)	Development in isolated villages/hamlets with very limited or no services and facilities and/or small populations (least 'sustainable' villages)	Rejected
	BNC (k)	Very high levels of development at Banbury with minimal development at Bicester.	Rejected
	BNC (l)	Minimal development at Banbury or the rural north with very high levels of development at Bicester or villages in Central Oxfordshire	Rejected
	BNC (m)	Settlements / freestanding development	Rejected
Bicester and Central Oxfordshire	BCO(a)	Focus most of the residual dwelling requirement (about 35%) at Bicester and some (about 13%) in the remaining areas of Central Oxfordshire to meet the needs of villages	Progressed
	BCO(b)	Redistribute some of the residual dwelling requirement from the remaining areas (villages) to Bicester to provide about 43% at Bicester and 5% in remaining areas	Progressed
	BCO(c)	Redistribute some development from Bicester to the remaining areas (villages) not in the green belt to produce about 32% at Bicester and 16% in remaining areas (villages not in the green belt)	Progressed
	BCO(d)	Redistribute some of the residual dwelling requirement from Bicester to Banbury or the rural north	Rejected
	BCO(e)	Redistribute some development from the remaining areas (villages) in Central Oxfordshire to Banbury or the rural areas (villages) in north Cherwell.	Rejected
	BCO(f)	A review of the green belt to	Rejected

		accommodate growth at villages in the green belt	
	BCO(g)	No or very low levels of development at 'sustainable' (high or medium level of sustainability) villages outside the green belt	Rejected
	BCO(h)	All or very high levels of development at 'sustainable' (high or medium level of sustainability) villages outside the green belt	Rejected
	BCO(i)	Development in isolated villages/hamlets with very limited or no services and facilities and/or small populations (least 'sustainable' villages)	Rejected
	BCO(j)	A significant focus of development at Bicester with minimal development at Banbury.	Rejected
	BCO(k)	Minimal development at Bicester with a significant focus of development at Banbury	Rejected
Rural distribution	VIL (a)	Locate nearly all of the rural housing development at type A (high level of sustainability) villages.	Progressed
	VIL (b)	Redistribute some of the rural housing requirement to type B (medium level of sustainability) villages.	Progressed
	VIL (c)	Redistribute to 'type C' (low level of sustainability) villages.	Rejected

Justification for Selection of Reasonable Alternatives at the options for growth stage for the Strategic Distribution of Development

Banbury / Rural Split in North Cherwell

The emerging South East Plan (in 2008) expected Banbury to be a focus of new development and to serve its hinterland. However, local consideration of Banbury's potential for growth suggested that the South East Plan did not reflect the degree to which the town is constrained by landscape considerations. Early work on identifying 'reasonable alternatives' for strategic sites demonstrated that landscape constraints significantly reduce the potential for growth around the town. Some areas were considered wholly unsuitable for development (e.g. beyond the major ridgeline between Banbury and Drayton). Furthermore, the M40 raised issues of severance and securing satisfactory living environments.

At the same time, emerging local evidence suggested there was the potential to accommodate some additional development in the rural north of the district where there are both larger, sustainable villages presently in a position to accommodate some growth (and thereby bring about advantages such as more affordable housing) and other villages where development could help sustain the viability of services and in some increase the attractiveness of villages for new services and facilities. Indeed not providing any development in rural areas, or providing very low levels of development,

would undoubtedly worsen the sustainability of rural communities generally and would not be a reasonable alternative.

Without *reasonable* levels of development, the affordability of housing overtime would worsen, no affordable housing would be provided, the viability of services and facilities would be made more difficult and opportunities for improved public transport links would be stifled. All, or very high, levels of development at Banbury would be *unreasonable* in terms of landscape impact, deliverability (number of houses and infrastructure requirements over a relatively short period) and in terms of the difficulties of achieving social cohesion.

Work undertaken at the options for growth stage demonstrated that there was potential to consolidate and improve the sustainability of some villages by providing for development that will bring new homes, affordable housing, play space and education contributions. Other villages were considered to be too isolated, too small or too poorly provided for in terms of services and facilities to be a reasonable alternative for growth. It was identified that further work on local needs would need to be undertaken, but the principle of distributing some development to the rural areas of north Cherwell to support communities socially and economically needs to be explored and is upheld by national and regional policy.

All, or very high levels of development would, however, fundamentally harm the character, appearance and environment of rural areas and the district as a whole. This would lead to the urbanisation of the countryside, unsustainable travel patterns, landscape and other environmental degradation. Villages do not have the infrastructure of urban areas (including employment opportunities), and there is no local evidence emerging to support a fundamental shift away from the urban focus of national and regional policy.

The reasonable alternatives above, provide for a considered degree of flexibility on the split between Banbury and the villages in north Cherwell. It was identified that further evidence and consultation would be important in defining more precisely the level of development that could be sustainably accommodated by both the town and rural areas.

Bicester / Remaining Areas Split in Central Oxfordshire

With less developable land available within Kidlington, the then emerging South East Plan requirements for areas outside of Bicester were considered to be relatively high.

The approximate requirement for Bicester (4,900 from 2006-2026) was explicit in the South East Plan (unlike Banbury) and referred to the town being a main location for development (and new business) and that development elsewhere should be limited to supporting social and economic well-being. The remaining areas of Central Oxfordshire are significantly constrained by green belt. The Council submitted evidence to the Examination in Public on the draft South East Plan that it had some concerns about the housing potential of Central Oxfordshire outside of Bicester and the need to ensure that growth in the rural areas occurred sustainably. It was considered that there were less villages with the potential for accommodating development than in the north of Cherwell.

In view of the initial conclusion that Bicester is significantly less constrained than Banbury in landscape terms, some redistribution to Bicester from villages in the sub-region was not be ruled out at this stage. Conversely, redistribution away from Bicester was not considered to be a reasonable alternative when considered against the already relatively high requirements for the rest of Central Oxfordshire.

Redistribution Across the Central Oxfordshire / North Cherwell Boundary

The then emerging South East Plan made clear the importance of the Central Oxfordshire sub-region to the South East economy and in terms of international competitiveness. The Plan expected Central Oxfordshire housing requirements to be met to assist with the growth of the sub-region before any flexibility is considered in planning for housing growth. At that stage there was no local evidence that supported a redistribution away from Central Oxfordshire to north Cherwell, particularly as they may have been-potential at Bicester for assisting the rest of the sub-region within Cherwell. It was therefore *unreasonable* to suggest such an approach. Notwithstanding this, the regional conclusion that the self-containment of Bicester needed to be improved was well established and accepted locally. Redistribution away from Bicester to Banbury or the rural north was unlikely to assist with this objective. Landscape constraints at Banbury would also make this very difficult.

However, in view of landscape constraints at Banbury; the significantly higher residual housing requirement for the rural north; and the greater potential in landscape terms for accommodating growth at Bicester, the possibility of a *reasonable* level of redistribution from the north to Bicester could not be ruled out. Very high levels of redistribution would not assist the sustainable, economic growth of Banbury nor would it assist a balanced approach to delivery of housing and employment (as required) at Bicester. Very high levels of redistribution from the rural north to Central Oxfordshire would undermine the achievement of sustainable communities in the rural north. Redistribution from areas of Central Oxfordshire outside of Bicester to Banbury and North Cherwell would be *unreasonable* in view of the South East Plan objectives and the potential for redistribution to Bicester.

Development at Villages in the Green Belt

The emerging South East Plan provided very little scope for Green Belt reviews and its objectives of preventing the coalescence of settlements and safeguarding the countryside from encroachment were particularly relevant to Cherwell. The area north of Oxford is already relatively urbanised by large villages and major developed sites in the green belt which have an economic relationship with Oxford. There is a need to ensure that places such as Kidlington and Yarnton retain their identity and, as far as possible, their self-sufficiency. In view of the economic draw of Oxford, it is especially important to protect the environment in this area. Strategic housing distribution within the green belt is therefore not considered to be a reasonable alternative. However, it was recognised that the core strategy would need to consider carefully future policy for rural exception sites for affordable housing at green belt villages.

New Settlements / Freestanding Development

The emerging South East Plan ruled out a new settlement option in Central Oxfordshire in favour of a sustainable urban extension to the south of Oxford (particularly because of travel patterns). [*note: the subject of a later legal challenge*]. A new settlement in Central Oxfordshire would detract from self-containment / economic growth objectives for Bicester by providing competition in terms of new homes, infrastructure and employment opportunities. Investment would be drawn away from Bicester which is already heavily influenced by the attractions of Oxford. Whilst site specific environmental improvements (and harm) could be gained from a new settlement at Shipton-on-Cherwell quarry in Central Oxfordshire, this site is in the green belt and would fundamentally alter the rural character of the already-relatively urbanised area north of Oxford. A new settlement at Shipton would unnecessarily urbanise this area further.

A new settlement of about 1000 houses is already planned for north Cherwell at former RAF Upper Heyford. A second new settlement would not assist in improving the sustainability of existing villages and again could draw investment away from Banbury and generate unsustainable travel patterns.

Freestanding development in rural areas without the services, facilities and infrastructure of new settlements and disconnected from existing built-up areas would not assist the development of sustainable communities in Cherwell. Environmentally, a new settlement would also have a huge impact in terms of use of natural resources and biodiversity losses. Development at existing settlements provides the best opportunity in Cherwell for reducing the reliance on the private car, cutting carbon emissions, improving the built and natural environment and providing affordable homes for existing communities. New settlements are not therefore suggested as a reasonable alternative.

Identification of Reasonable Alternatives for Strategic Sites

Table 7.3 Bicester – Sites / Areas Considered				
2008 Options for Growth Site Reference	2008 Options for Growth Supporting Report Reference	2013 Relevant Site	Rejected / Selected / Part Selected in 2008	Reasons Provided in 2008
Note: in some cases the site areas identified are not identical				
Option A: Dymocks Farm / North of Caversfield	Option: BIC7 Dymocks Farm / North of Caversfield	N/A	Rejected	Unsuitable due to poor accessibility / relationship with Bicester. Would need to involve coalescence of Caversfield with Bicester to provide consolidated, integrated development. Loss of the identity of Caversfield would not be acceptable.
Option B: Bicester Airfield	Option: BIC6 Bicester Airfield	Bicester 8 Former RAF Bicester (non-residential)	Rejected	A conservation area was designated at RAF Bicester in July 2002 following an appraisal that drew substantially on the findings of research undertaken on the Council's behalf in 1996 and the outcome of a subsequent English Heritage thematic listing survey. A summary report of the latter, published in 2000, confirmed that "RAF Bicester retains, better than any other military airbase in Britain, the layout and fabric relating to pre-1930s military aviation...With West Raynham in Norfolk it comprises the best-preserved bomber airfield dating from the period up to 1945...It also comprises the best preserved and most strongly representative of the bomber stations built as part of Sir Hugh Trenchard's 1920s Home Defence Expansion Scheme." In heritage terms

				therefore, RAF Bicester is important in the national context. Work previously commissioned to inform preparation of the non-statutory local plan showed that there is little scope for new building within the conservation area. Incursion into the flying field, or the loss or subdivision and enclosure of parts of it, would be wholly unacceptable.
Option C: East of Bicester	Option: BIC 8 East of Bicester	Bicester 11 (smaller area for employment)	Rejected	Launton's location very close to the eastern edge of Bicester makes the village vulnerable to coalescence from any strategic development in this area. Although very close, the village has a strong rural character. Any future residential development at Launton would need to be in the context of meeting local needs only.
Option D: South East Bicester Reasonable Option: BIC4 South East Bicester	Option: BIC 4: South East Bicester Reasonable Option BIC 4: South East Bicester	Bicester 12 South East Bicester (smaller area)	Selected	A more complicated site, but one that offers most potential for strategic employment land, accessed from the A41, alongside housing. Once again, divorced from Bicester due to severance of perimeter road and inward looking, screened development at Langford village. Design solution needed. Not well located to existing schools and shops but reasonably well located for existing and proposed employment areas. County Wildlife Sites and a Conservation Target Area in the vicinity are constraints. Conservation Target Area could also present opportunities for enhancement.
Option: E South of A41	Option: BIC 9: Graven Hill (smaller area than 'E' and different from the 2013 Bicester 2 site)	Bicester 4 Bicester Business Park (employment)	Rejected	BIC 9 - Land east of the railway line - A corner of land separated from the town by the busy A41 and railway line. Divorced from Langford Village to the north. Satisfactory integration not considered to be achievable in this location. Poor living environment due to busy road and military logistical operations at the Graven Hill depot. The Core Strategy will need to separately consider the future of MoD Bicester in respect of any MoD operational needs, including the need for military housing.

				Remaining area of Site E - Land East of the A41 – required for employment purposes and important to achieving a better balance between housing and jobs in the town.
Option F: Land East of Chesterton	Option: BIC 10 Land East of Chesterton	N/A	Rejected	Development in this area would result in the coalescence of Bicester with Chesterton and the loss of the village's identity.
Option G: South West Bicester (Phase 2) Reasonable Option BIC1: South West Bicester (Phase 2)	Option BIC 1: South West Bicester (Phase 2) Reasonable Option BIC 1: South West Bicester (Phase 2)	Bicester 3 South West Bicester (Phase 2)	Selected	A consolidated development with Phase 1 would be achievable and acceptable in principle in landscape terms. Proposed road structure within phase 1 would allow for expansion into phase 2. Infrastructure needs can be met by phase 1 and phase 2 developments. Main issue is visual impact when viewed from Chesterton village. Likely to be intermittent views of new development on the horizon from public places along main roads but careful design and mitigation (e.g. lower density development and planting to the south) should avoid unacceptable impact.
Option H: Bignell Park	Option BIC 11: Bignell Park	N/A	Rejected	Heavily treed, local historic park and ecologically important landscape. Unsuitable for development.
Option I: Howes Lane Reasonable Option BIC 2: Howes Lane	Option BIC 2: Howes Lane Reasonable Option BIC 2: Howes Lane	Bicester 1 North West Bicester Eco-Town (larger site)	Selected	Sufficient land to create a 'self-contained' urban extension and generally not in a sensitive landscape. Main issue is severance from built-up area due to the road. Potential solutions might include realignment of road, traffic management or new perimeter road. Integration and good accessibility potentially easier to achieve here than in other locations as road is less of a barrier and this area is relatively close to existing and proposed school and other facilities at south west Bicester. Major improvements needed at Bucknell Road junction.
Option J	Option BIC 3:	Bicester 1	Selected	More constrained in landscape terms than Howes Lane but an

Lords Lane Reasonable Option BIC 3: Lords Lane	Lords Lane Reasonable Option BIC 3: Lords Lane	North West Bicester Eco-Town (larger site)		urban extension could be achieved without unacceptable landscape impact in principle. Again, difficulties of integration with neighbouring development due to the severing effect of the ring road. Possibly more difficult to overcome at Lords Lane (wider road). Highway and design solutions needed. Accessible to existing secondary schools. Major improvements needed at Bucknell Road junction.
Option: K South and West of Caversfield	Option BIC5: South of Caversfield (smaller area than 'K')	N/A	Rejected	The scale involved in accommodating a strategic development site in this area would result in the coalescence of Bicester with Caversfield and lead to the loss of Caversfield's identity.

Table 7.4 Bicester – 2013 Sites / Areas Not Considered

2013 Site Reference	Reason Not considered
Bicester 2 Graven Hill	Operational MoD Land. Unavailable.
Bicester 5 Strengthening Bicester Town Centre	Not a potential site for strategic, housing led growth
Bicester 6 Bure Place Town Centre Redevelopment Phase 2	Not a potential site for strategic, housing led growth
Bicester 10 Bicester Gateway	Not a potential site for strategic, housing led growth

Table 7.5 Banbury – Sites / Areas Considered

2008 Options for Growth Site Reference	2008 Options for Growth Supporting Report Reference	2013 Relevant Site	Rejected / Selected / Part Selected in 2008	Reasons Provided in 2008
Note: in some cases the site areas identified are not identical				
Option A Land South East of Hanwell	Option BAN 9: South-East of Hanwell	N/A	Rejected	This area is the most sensitive area of landscape north of Hanwell Fields. It comprises a 'bowl' of land visible from the northern approach into Banbury along Southam Road. An area of land immediately south of the

				Hanwell Fields spine road was excluded from the Hanwell Fields development area due to the same landscape sensitivity. Development in this area would undermine the design of the Hanwell Fields development. Further north, satisfactory integration with the town could not be achieved without unacceptable landscape impact.
Option B East and West of Southam Road Reasonable Option 6a: East of Southam Road	Option BAN 6: 'East and West of Southam Road' Option BAN 6b: Land West of Southam Road Reasonable Option BAN 6a: East of Southam Road	Banbury 2	Part Selected Part Rejected	BAN 6a - Part of larger assessed area . The potential for employment development as part of a mixed use scheme east of Southam Road is worthy of further investigation. Although the landscape is sensitive, some of the area to the south is developed and there is visual intrusion arising from the existing employment area. Further north the land is too prominent in the landscape for development and important to setting of Banbury. More detailed work is required to assess suitability for mixed use / employment development should a need for employment land be demonstrated. BAN 6b - Part of larger assessed area. The landscape is undulating and sensitive, important to the setting of, and approach to, the town and is unsuitable for development.
Option C: North of Junction 11, M40	Option BAN 7: East of M40	N/A	Rejected	Although accessibility to employment areas is good, the area is severely constrained. Integration with the existing built-up area would be extremely difficult due to severance of the M40. Accessibility to services and facilities within the town is poor, especially for cyclists and pedestrians. Some areas also lie within the flood plain and development would seriously detract from the landscape setting east of the town.
Option D: Thames Water Land / South of Thorpe Way	Option BAN 10: Thames Water Land / South of	Banbury 6 (Employment)	Rejected	The Thames Water land west of the M40 is currently identified for employment land in the non-statutory local plan to meet the longer term needs of the town. Any proposals for housing

	Thorpe Way			development in this location would need to be fully justified taking into account the loss of employment land. Although close to the residential area to the north of Thorpe Way Industrial Estate and accessible from the town centre, new housing here would be located between the M40 and an industrial area and would feel isolated. The living environment in this location is likely to be poor and the site is far more suitable for employment purposes. Redevelopment of the industrial area south of Thorpe Way to provide a new residential / mixed use quarter would not be deliverable in view of the importance of this area for employment.
Option E Canalside Reasonable Option BAN 1: Canalside	Option BAN 1 Canalside Reasonable Option BAN 1: Canalside	Banbury 1	Selected	A highly sustainable location with excellent access to public transport and other facilities within Banbury town centre. Opportunity to maximise the use of previously developed land and provide a highly sustainable community. Redevelopment within Canalside could reduce pressures for further development on greenfield sites.
Option F: South of Bankside	Option BAN 8: South of Bankside	Banbury 4 Bankside (Phase 2) Banbury 12 Land for the relocation of Banbury United FC	Rejected	BAN 8 South of Bankside - Land south of the proposed Bankside development. Part of this site, closest to Oxford Road, may provide some potential for development. However, further east development on the plateau overlooking the Cherwell valley would be unacceptable in terms of the likely impact on landscape character and views from within and from across the valley. It is considered that there is insufficient suitable land for a strategic site in this location. High density development would be inappropriate in this area. To the south the rugby club is a constraint to development and development south and east of the rugby club would not achieve a satisfactory relationship with the town and lead to coalescence

				with Adderbury.
Option G: Wykham Park Farm and South of Salt Way Reasonable Option BAN 4: Wykham Park Farm / South of Salt Way (different area)	Option: BAN 4 Wykham Park Farm / South of Salt Way Reasonable Option BAN 4: Wykham Park Farm / South of Salt Way (different site area)	N/A	Part selected	Large part of the assessed area. Relatively close to town centre, secondary schools, hospital and superstore. Sufficient land to create a coherent neighbourhood and new local centre without unacceptable harm to landscape further south (Sor Brook Valley). Several access options: Broughton Road, south of Easington, Wykham Lane or Bodicote roundabout. Potential coalescence with Bodicote, and impact on landscape along Wykham Lane restricts southward, eastward and westward expansion.
Option H: Between Bloxham Road and Broughton Road Reasonable Option BAN 5a: West of Bloxham Road	Option BAN 5: Between Bloxham Road and Broughton Road Reasonable Option BAN 5a: West of Bloxham Road Option BAN 5b: Crouch Hill / South of Broughton Road	N/A	Part Selected	BAN 5a - Part of larger assessed area. Potential on relatively small area of land west of Bloxham Road and south of Salt Way. Elsewhere around Crouch Hill and land to the north, the landscape is too sensitive. Land between Bloxham Road and Crouch Farm offers potential for integration with the built-up area and accessibility to the town centre without unacceptable harm to landscape. Treatment of Salt Way needs careful consideration. BAN 5b - Crouch Hill / South of Broughton Road Part of larger assessed area 'Between Bloxham Road and Broughton Road' Crouch Hill dominates the area and is a very important landscape feature visible from western and southern parts of Banbury. The landscape north and immediately west of Crouch Hill is important to the hill's setting. None of these areas are suitable for development.
Option I West of Bretch Hill Reasonable Option BAN	BAN 2 West of Bretch Hill Reasonable Option BAN	Banbury 3	Part Selected	BAN 2a – part of the assessed area BAN 2. Opportunity to improve western Banbury. Integration with Bretch Hill estate could be achieved and may help reduce social problems. Good linkages achievable with Stratford

2a: West of Bretch Hill	2a: West of Bretch Hill Option BAN 2b: North of Broughton Road			<p>Road and Bretch Hill north. Some potential for westward expansion in terms of landscape but further west and south scope for a larger urban extension is restricted by landscape sensitivity.</p> <p>BAN 2b North of Broughton Road - Land in this area up to Withycombe Farmhouse is not suitable due to landscape quality /sensitivity including setting of Crouch Hill (land at Bretch Hill Farm to the east (water tower site) is within current expected land supply.</p>
Option J: North West of Banbury Reasonable Option BAN 3: North-West Banbury	Option BAN 3: North-West Banbury Reasonable Option BAN 3: North-West Banbury	Banbury 5	Selected	<p>Most of the assessed area comprises land known as 'North of Hanwell Fields' and land north of the North Oxfordshire Academy. The former was the subject of a planning appeal in 2007 for some 400 dwellings. The Secretary of State dismissed the appeal because it conflicted with development plan policies aimed at protecting the landscape and countryside. She concluded that there were no other considerations, such as housing land supply, capable of outweighing that conflict. However, in the context of meeting housing requirements to 2026 and establishing new development plan policy, the land must be assessed against other options which in most cases will also have landscape impacts. It is considered that a combined delivery approach to North of Hanwell Fields and North of the North Oxfordshire Academy could assist provision of infrastructure. Integration with existing built-up area achievable and relatively good accessibility potential to employment areas on the north side of town. Less sensitive than other areas in landscape terms but careful approach needed.</p>

Table 7.6 Banbury – 2013 Sites / Areas Not Considered

2013 Site Reference	Reason Not considered
Banbury 14 Banbury Country Park	Not a potential site for strategic, housing led growth
Banbury 8 Land at Bolton Road	Not a potential site for strategic, housing led growth
Banbury 9 Spiceball Development Area	Not a potential site for strategic, housing led growth
Banbury 10 Bretch Hill Regeneration Area	Not a potential site for strategic, housing led growth

Table 7.7 Kidlington – Sites / Areas Considered

None

Table 7.8 Kidlington - 2013 Sites / Areas Not Considered

2013 Site Reference	Reason Not considered
<u>Kidlington 1A</u> <u>Langford Lane / London Oxford Airport</u>	Employment Growth needs at Kidlington were not specifically identified in 2008
<u>Kidlington 1B</u> <u>Begbroke Science Park</u>	Employment Growth needs at Kidlington were not specifically identified in 2008
<u>Kidlington 2 Supporting Kidlington Village centre</u>	Town Centre improvements were not specifically identified in 2008

Table 7.9 Rural Areas – Sites / Area Considered

None

Table 7.10 Rural Areas – 2013 Sites / Area Not Considered

2013 Site Reference	Reason Not considered
Villages 5 Former RAF Upper Heyford	The Former RAF Upper Heyford site was already expected to be delivered as a new settlement in line with Structure Plan policy.

Draft Core Strategy 2010

A draft Core Strategy was produced in February 2010. At this stage a draft SA report tested the Plan's objectives for Cherwell district and tested options based on the progressed options set out above for:

- District Wide Housing Distribution;

- Distribution in the Rural Areas;
- Employment Land in Bicester;
- Employment Land in Banbury;
- Town Centre Uses;
- Strategic Sites; and
- Sites for Town Centre Uses in Banbury.

The following tables identify the strategic sites included in the Draft Core Strategy and the main reasons for selection / rejection in 2010:

Table 7.11 Draft Core Strategy 2010 – Selected Sites		
2010 Site	2013 Relevant Site	Reason for Selection in 2010
Bicester		
Strategic Allocation 1 (Policy NWB 1) : North-West Bicester Eco-Development	Bicester 1: North West Bicester Eco-Town	Areas of land off Howes Lane and Lords Lane were previously identified as reasonable alternatives. The North West Bicester site as a whole was identified in Annex A of Planning Policy Statement : Eco-towns - A Supplement to PPS1, July 2009. Considered to be the most sustainable way of achieving major strategic development in Cherwell. Would assist in meeting sub-regional objectives for Central Oxfordshire. High landscape capacity for development (draft Halcrow 2009). SA Report 2010: Mostly positive effects in terms of health, countryside & historic environment and energy efficiency. Some positive effects in terms of road congestion and economic growth. Some negative effects in terms of previously developed land.
Reserve Strategic Allocation 1 (Policy BIC 1): South West Bicester Phase 2 (housing led)	Bicester 3: South West Bicester Phase 2	Previously identified as reasonable alternative in 2008. Opportunity to consolidate the provision of new homes and infrastructure on the 'inside' of the permitted perimeter road as part of the South West Bicester urban extension. A relatively unconstrained site in an accessible location. High landscape capacity for development (Halcrow, 2009). Readily deliverable. SA report: mostly positive effects in terms of flooding, health, access to services and facilities, air pollution, countryside & historic environment, road congestion and energy efficiency. Some negative effects in terms of the re-use of previously developed land.

Policy BIC 2: Employment Land at South West Bicester (East of A41)	Bicester 4: Bicester Business Park	Approved planning application for employment development. High landscape capacity for development (draft Halcrow 2009).
Policy BIC4: Strategic Allocation – Land at Bure Place Car Park (town centre uses)	Bicester 6: Land at Bure Place Car Park Phase 2	Planning permission granted.
Banbury		
Strategic Allocation 4 (Policy BAN 1) Banbury Canalside	Banbury 1: Canalside	Identified previously as a reasonable alternative. Regeneration scheme. Potential to act as a catalyst for change in the town. Would lead to a new community and significant environmental benefits. High landscape capacity for development (draft Halcrow 2009). SA Report 2010: mostly positive effects in terms of health, accessibility, previously developed land, pollution, countryside, road congestion and energy efficiency. Some negative effects in terms of flooding and vibrant communities.
Strategic Allocation 5 (Policy BAN 2) West of Bretch Hill	Banbury 3: West of Bretch Hill	Identified previously as a reasonable alternative. Contribution to reducing levels of deprivation in western Banbury. Low and moderate capacity for development in the draft landscape sensitivity and capacity assessment (draft Halcrow, 2009) but outweighed by potential social / community benefits. SA Report 2010: mostly positives in terms of flooding, health, poverty and social exclusion. Some negative effects in terms of previously used land.
Strategic Allocation 6 (Policy BAN 3) Land at Bankside	Banbury 4: Bankside Phase 2	Not previously identified as a reasonable alternative but brought forward in the light of draft landscape capacity conclusions (high capacity) (draft Halcrow, 2009). Consolidation with Bankside Phase 1. SA Report 2010: mostly positive effects in terms of flooding, health, countryside and historic environment. Some negative effects in terms of previously developed land.
Reserve Strategic Allocation 2 (Policy BAN 4) West of Warwick Road	N/A	Previously identified as a reasonable alternative. Potential for consolidated approach to provision of new infrastructure in north west Banbury. High landscape capacity for development (draft

		Halcrow 2009). SA Report 2010 (with Reserve Strategic Allocation 3): mainly positive effects in terms of health, countryside and historic environment, energy efficiency and economic growth. Some negative effects in terms of previously developed land.
Reserve Strategic Allocation 3: (Policy BAN 5): North of Hanwell Fields	Banbury 5: North of Hanwell Fields	Previously identified as a reasonable alternative. Potential for consolidated approach to provision of new infrastructure in north west Banbury. High landscape capacity for development (draft Halcrow 2009). SA Report 2010 (with Reserve Strategic Allocation 3): mainly positive effects in terms of health, countryside and historic environment, energy efficiency and economic growth. Some negative effects in terms of previously developed land.
Strategic Allocation 8 (Policy BAN 8): Land at Bolton Road	Banbury 8: Land at Bolton Road	Town centre redevelopment opportunity as identified in retail study (2006). SA Report 2010: The site received a positive / neutral assessment against a limited range of objectives.
Strategic Allocation 9 (Policy BAN 9) – Banbury Cultural Quarter	Banbury 9: Spiceball Development Area	Redevelopment opportunity brought about by the construction of a new sports centre. The site received a positive / neutral assessment against a limited range of objectives but scored negatively in terms of flooding.
Strategic Allocation (Policy Ban 11) – land for relocation of Banbury United FC	Banbury 12: Land for the relocation of Banbury United FC	To help facilitate the regeneration of Canalside. Land previously allocated for formal sports provision next to Rugby Club.

Table 7.12 Draft Core Strategy 2010 – Rejected Sites (Reasonable Alternatives)

Site	2013 Relevant Site	Reason for Rejection in 2010
South East Bicester	Bicester 12: South East Bicester (smaller site)	Not required to meet housing requirements at Bicester. Other sites favoured, particularly in view of the availability of the better located SW Bicester Phase 2 as a reserve site. SA Report 2010: mostly negative effects in terms of flooding, mostly positive in terms of energy efficiency. Some negatives in

		terms of previously developed land.
South of Salt Way	N/A	Not required or favoured to meet housing requirements at Banbury. SA Report 2010: mostly positive effects in terms of flooding and energy efficiency. Some negative effects in term of previously developed land.
Southam Road East	Banbury 2: Hardwick Farm, Southam Rd (East & West)	Not required or favoured to meet housing or employment requirements at Banbury. SA Report 2010: Southam Road East and West scored mostly positive for flooding and mostly negative for pollution, countryside and historic environment. Some negatives for vibrant communities and previously developed land.
Between Bloxham Road and Broughton Road	N/A	Not required or favoured to meet housing requirements at Banbury. SA Report 2010: West of Bloxham Road – no mostly positive or negative effects. Some negative effects in terms of previously developed land.

Proposed Submission Local Plan August 2012 and Proposed Changes March 2013

In August 2012 the Council produced a Proposed Submission Local Plan for public consultation with an accompanying SA report. This SA report provided an assessment of draft policies in the Local Plan and set out the earlier work regarding options set out above.

In March 2013 the Council published Proposed Changes to the Proposed Submission Local Plan for public consultation with an accompanying revised SA report. This SA report provided an assessment of strategic site options and draft policies in the Local Plan and set out the earlier work set out above.

A summary of the selection and rejection of sites is provided below:

Table 7.13 Selected Sites for the Proposed Submission Local Plan

Bicester	
Bicester 1 North West Bicester-Eco Town (Howes Lane, Lords Lane)	Areas of land off Howes Lane and Lords Lane were identified as reasonable alternatives in the Options for Growth paper 2008. The North West Bicester site as a whole was identified in Annex A of Planning Policy Statement : Eco-towns - A Supplement to PPS1, July 2009 (at the time of writing this document remains extant). North West Bicester was included in the draft Core Strategy 2010 and re-named as an Eco-town reflecting the site's identification in the national eco-town programme. The unique characteristics of an eco-town in terms of it delivering high levels of sustainability were an important factor in determining that this site should be taken forward to the Proposed Submission Local Plan. The direction of growth to the north-west of Bicester is also relatively unconstrained. The Halcrow LSCA (2010) highlighted that the site had a high capacity to accept development and the site has a low risk of flooding. The WYG LSCA (2013) concluded that the

	site had medium-high capacity for residential development.
Bicester 3 Bicester 3 South West Bicester Phase 2	Land at South West Bicester phase 2 was included as a reasonable alternative in the Options for Growth paper 2008 and was identified in the Draft Core Strategy 2010 for development as a reserve strategic allocation. The Proposed Submission Local Plan extended the plan period from 2026 to 2031. It continued with the growth distribution proposed in the Draft Core Strategy but required additional strategic sites to fulfil the growth requirements. South West Bicester Phase 2 was taken forward to the Proposed Submission Local Plan as the site is relatively close to the town centre, supermarket and schools and could be integrated with, and benefit from, services and facilities being provided with the neighbouring South West Bicester Phase 1 under construction. The site is considered to have high capacity for residential development in both the Halcrow LSCA 2010 and the WYG LSCA 2013. The site is relatively unconstrained ecologically, is within a low risk flood area and comprises low grade agricultural land. It also offers good connectivity to the strategic and improving local road network. The site would be contained by the new South West Bicester perimeter road (associated with the Phase 1 development) which would avoid a further incursion into the open countryside towards the village of Chesterton.
Bicester 4 Bicester Business Park (east of the A41)	In January 2008, the former South Area Planning Committee resolved that planning permission be granted for employment development on most of this site. The site was identified as part of a wider option for major (housing led) development in the Council's Options for Growth Paper September 2008 but not considered a 'reasonable alternative' for residential development because the site was required for employment purposes and important to achieving a better balance between housing and jobs at Bicester. Policy BIC 2 of the Draft Core Strategy 2010 provided for the implementation of the proposed employment proposals to the east of the A41. The planning permission for employment development was formally issued on 26 October 2010. The Halcrow LSCA 2010 recommended the site would be more suitable for employment uses. The Proposed Submission Local Plan extended the plan period from 2026 to 2031. It continued with the growth distribution proposed in the Draft Core Strategy but required the re-assessment of alternative strategic sites to fulfil the additional growth requirements for the plan period and the requirements for economic growth in the NPPF. The site was identified for employment development. The WYG LSCA 2013 concludes that the site has high capacity for employment development and low for residential. The site is now correctly shown as principally a committed employment site with small areas of adjoining land allocated for additional employment related development.
Bicester 6 Land at Bure Place Car Park	Land at Bure Place Car Park has planning permission for town centre uses and is currently under construction, the site was included in the Local Plan Submission to help deliver phase 2 of the development which includes improvements to public space and community buildings. The intention is to improve the range of uses, attractiveness and vitality of the town centre.
Bicester 8 Bicester Airfield	Land at Bicester Airfield was identified as an option in the Options for Growth paper 2008 and was not considered a reasonable alternative due to the designated Conservation Area and its heritage value at a national level. It was not identified for housing growth in the draft Core Strategy. The site was considered a considerable distance to the town centre and secondary schools, the Halcrow Landscape Sensitivity Capacity Assessment 2010 (LSCA) identified that the site had a low capacity to accept development due to the impact on the character of the airfield. This was taken forward as policy Bicester 8 RAF Bicester in the Proposed Submission Local Plan for development of heritage tourism, leisure, recreation, employment and community uses. Allocating the site enables the historic buildings to be brought back into active use, whilst creating employment opportunities and provision of an educational resource where there are existing buildings/uses and the creation of a heritage museum on the site. The site is in an area which has a low risk of flooding. The WYG LSCA 2013 concludes that although a medium capacity exists for residential development at the overall site, there is considered to be a low capacity to accept residential development as set out within the parameters of the methodology i.e. residential development would compromise the open characteristic of the airfield preventing the longer distance views and setting of the conservation area designation. The conversion of the existing buildings within the west of the site would require significant alterations to the existing building structures and compromise the integrity of the designation of

	<p>the site. The WYG LSCA concludes that residential development within the site would not be appropriate. It also considers that employment development within the area of the airfield would not be appropriate due to the potential harm to the open characteristic and visual setting of the designated site. However, it concludes that there is potential for commercial use within the western corner of the site.</p>
<p>Bicester 11 North East Bicester Business Park (Known as East Bicester in Options for Growth 2008)</p>	<p>Land east of Bicester was identified as part of a wider (housing led) option in the Council's Options for Growth paper (2008) but ruled out as a reasonable alternative due to the risk of coalescence with Launton village. The larger area not identified for housing led development in the draft Core Strategy 2010 due to concerns over flooding, distances to the town centre and schools and ecological concerns. The Halcrow LSCA (2010) concluded that the area of the Bicester 11 site had moderate capacity for development. The extension of the plan period from 2026 to 2031 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. An 8 hectare area adjoining Skimmingdish Lane (to the south of RAF Bicester) was identified in the Proposed Submission Local Plan to meet employment needs. The land take was minimised to take account of constraints, to minimise encroachment towards Launton and to seek to avoid harm to the character and appearance of the RAF Bicester Conservation Area. The site is relatively close to employment areas to the east of the town. The WYG LSCA 2013 considered that the site has high capacity for light industry / commercial development but not heavy industry due to the potential impact on the adjoining RAF Bicester Conservation Area.</p>
<p>Bicester 12 South East Bicester (Known as East Bicester in the Proposed Submission Local Plan 2012)</p>	<p>A larger area of land south east of Bicester was identified as an option in the Council's Options for Growth paper 2008. It was considered to be a 'reasonable alternative' as being a site that offered most potential for strategic employment land accessed from the A41 alongside housing. The need for a design solution was identified because of the severing effect of the perimeter road, and the relationship with 'inward' facing development at Langford village (part of Bicester) Although the paper considered that the site was not well located to existing schools and shops it was considered to be reasonably well located in terms of other employment areas and that the nature conservation interests in the area offered an opportunity for biodiversity enhancement. Land was not required to be identified in the Draft Core Strategy 2010 to meet growth needs, particularly in view of the availability of the better located SW Bicester Phase 2 as a reserve site. Subsequently, the extension of the plan period from 2026 to 2031 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. The Halcrow LSCA 2010 had concluded that a large area to the south-east of Bicester has high capacity for development and it was considered a new strategic allocation to the SE of Bicester could appropriately help meet both employment and housing needs provided particular constraints were avoided / mitigated against. Land to the SE of Bicester was included in the Proposed Submission Local Plan (referred to as East Bicester in the August 2012 draft). The WYG LSCA 2010 concludes that the site is considered to have a medium – high potential for residential development within areas out with the area designated as a Scheduled Ancient Monument (SAM). It also considered that there is a high potential for employment development within the site as part of a mixed use development alongside residential uses, furthest away from the SAM. The name of the site has been amended to its original label to avoid confusion with other assessed options.</p>
<p>New Sites identified in the 2012 Proposed Submission Local Plan</p>	
<p>Bicester 2 Graven Hill (New site for mixed use)</p>	<p>A small area of land at Graven Hill was considered in the Options for Growth Paper (2008) and supporting report. As a corner of land, it was considered that it would be separated from the town by the busy A41 and railway line, divorced from Langford village (part of Bicester) and that satisfactory integration could not be achieved. It was also considered that there would be a poor living environment associated with military logistics operations at Graven Hill. It was noted that the (then) Core Strategy would need to separately consider the future of MoD Bicester in respect of any MoD operation needs. In light of this, and in view of the position at the time that the wider Graven Hill site would remain in military use, the site was not identified draft Core Strategy 2010. The Council was subsequently, informed that the MoD's plans for the site had changed and a planning application was submitted to redevelop the site in September 2011 (including some 1900 homes</p>

	<p>and employment development). The availability of a much wider site offered the opportunity for the redevelopment of a vast area of previously developed land on the edge of Bicester, and relatively close to the town centre, and the achievement of a consolidated neighbourhood with services and facilities. The site was included for mixed use development in the Proposed Submission Local Plan. It is of low flood risk, with good transport connections but will need a good design solution to ensure good integration with the main built-up area of Bicester. The WYG LSCA 2013 states that without MoD use the site has medium potential to accommodate residential development on the lower slopes of the hill (particularly to the north to maintain a visual connection with Bicester), and that there would also be a 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 subject to careful design.</p>
Bicester 5 Strengthening Bicester Town Centre	<p>The Core Strategy SA established that to allow for the regeneration of Bicester and Banbury town centres, measures for the regeneration of edge of centre locations by expanding the centres should be balanced with the redevelopment of existing town centre sites and supported by an amount of floor space that can be reasonably accommodated in each town. The policy was introduced in the Core Strategy to support Bicester town centre and the regeneration of town centre sites. The policy was carried forward to the Proposed Submission Local Plan and has been amended to make clear that the proposed extension of the town centre boundary (August 2012) comprises an area of search (March 2013) to be examined through the forthcoming Local Neighbourhoods DPD.</p>
Bicester 10 Bicester Gateway	<p>This site was not previously identified in the Council's Options for Growth paper 2008 or draft Core Strategy 2010. It is allocated in the Proposed Submission Local Plan to meet the economic growth requirements in the NPPF and the Local Plan to 2031. The site is in close proximity to nearby residential and commercial uses including permitted employment land to the east of the A41.</p>
Banbury	
Banbury 1 Canalside	<p>Land at Canalside was previously identified as a reasonable alternative in the Council's Options for Growth paper 2008 and was identified for development in the draft Core Strategy 2010. It will lead to the regeneration of previously developed land in a highly accessible location and enable environmental improvement of a poor quality environment. It will help improve Banbury town centre and makes provision for a linear park along the river and canal. The Halcrow LSCA 2010 considered that the site had high capacity for development and the site was taken forward in the Proposed Submission Local Plan. The WYG LSCA 2013 concluded the site had high capacity for employment development, with medium-low potential for residential development within the area in general, but considers that there is medium capacity for residential development as part of a mixed use development.</p>
Banbury 3 West of Bretch Hill	<p>An area of land west of Bretch Hill was identified as a reasonable alternative in the Council's Options for Growth paper 2008. The opportunity to help with issues connected with the need for area renewal in western Banbury was identified. A site was proposed for development in the draft Core Strategy 2010 subject to careful consideration of issues relating to the quality of the landscape to the west and the protection of heritage assets. The 2010 Halcrow LSCA considered that the site had low to moderate capacity for development. The site was taken forward into the Proposed Submission Local Plan due the social benefits the development of this site could bring to this area of Banbury including wider community benefits, improvements to the built environment, open space for informal and formal recreation, provision of extra care housing, and opportunities for self-build affordable housing. The site also located close to existing secondary schools and other local services.</p> <p>In view of the landscape constraints at the town further landscape evidence was commissioned. The WYG LSCA 2013 concluded that there high capacity for residential development within the northern area of the site comprising the three fields south of Stratford Road and west of Bretch Hill (i.e. the site identified in the Proposed Submission Local Plan). The LDA Banbury Analysis of Potential for Strategic Development (2013) concluded that despite the sensitivities of this area, development could be accommodated without undue harm to the environmental resource provided it is restrained in scale and that suitable and successful mitigation and green infrastructure measures are put in place. The Analysis report</p>

	<p>is accompanied by a Wroxton and Drayton Heritage Assessment (2013) which concluded that without any form of landscape mitigation, the magnitude of impact of mixed use development on land west of Bretch Hill (and west of Warwick Road) on the setting of Drayton Conservation Area would be Slight Adverse and that with careful design there was potential for the magnitude of impact of development on land west of Bretch Hill to be 'Slight Positive', largely due to the provision of a substantial green interface screening views to the currently poorly defined developed edge of Banbury.</p>
<p>Banbury 4 Bankside Phase 2 and Banbury 12 Land for the relocation of Banbury United FC (Formerly known as Land to the South of Bankside in the Options for Growth 2008 and split into the 2 sites in the Draft Core Strategy 2010)</p>	<p>Land south of the permitted Bankside urban extension was identified as an option in the Council's Options for Growth paper 2008 but not identified as a reasonable alternative due to landscape sensitivity issues. The Halcrow LSCA 2010 showed that the site has a high capacity to accept development and it was identified for development in the draft Core Strategy 2010. The site has been taken forward in the Proposed Submission Local Plan as the site would also benefit from links to services and facilities provided as part of Phase 1 development including the provision employment land. There is also potential for the site to benefit from existing services and facilities south of Banbury and within Bodicote village. The WYG LSCA 2013 concludes that the site has high capacity for residential development as long as this is sensitively designed, forms a natural extension to the Bankside Phase 1 development, and does not encroach further south. The LDA Banbury Landscape Sensitivity and Capacity Assessment (2013) concludes that 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.</p>
<p>Banbury 5 North of Hanwell Fields</p>	<p>The North –West Banbury area was identified as a reasonable alternative in the Options for Growth paper. The area comprised two sites: land West of Warwick Road and land north of Hanwell Fields. Both were identified as having high capacity for development in the Halcrow LSCA 2010 were identified in the draft Core Strategy 2010 as two reserve sites. It was considered that the sites either side of the Warwick Road could be linked to form a new larger urban extension. Both were considered in the draft Core Strategy SA report to be a considerable distance to employment areas and the town centre.</p> <p>The Proposed Submission Local Plan extended the plan period from 2026 to 2031. It continued with the growth distribution proposed in the Draft Core Strategy but required the re-assessment of alternative strategic sites to fulfil the additional growth requirements for the plan period and the requirements for economic growth in the NPPF</p> <p>The site west of the Warwick Road was not taken forward for the Proposed Submission Local Plan as it was considered that there would be impact to the rural landscape and also potential impact on Drayton Conservation Area.</p> <p>Land North of Hanwell Fields was taken forward in the Plan as the least sensitive (in landscape terms) of the two sites.</p> <p>In view of the landscape constraints at the town further landscape evidence was commissioned. The WYG LSCA 2013 concludes that the capacity to accommodate residential development at North of Hanwell Fields (referred to as 'the northern area of the site') is considered to be medium (at a restrained density and with mitigation). The LDA Banbury Analysis of Potential for Strategic Development (2013) also concluded that development could be accommodated at the North of Hanwell Fields site with suitable mitigation and green infrastructure measures.</p> <p>WYG considered that West of Warwick Road ('the southern area') has a low - medium capacity for development due to it being more open in its context and its relationship with the surrounding landscape. LDA considered that while the west of Warwick Road, is constrained in several respects, it could accommodate development, subject to a sensitive layout and suitable mitigation being achieved. LDA indicated that the landscape and environmental capacity of land West of Warwick Road means the site would accommodate a maximum of 238 units on this site which is below the strategic size (400 dwellings) used to identify housing led sites for the Local Plan. The same study highlights that Land North of Hanwell Fields has an indicative capacity of 421-491 new dwellings. The Proposed Changes (2013) to the Proposed Submission Local Plan (2012) include an</p>

	increase of the number of dwellings to North of Hanwell Fields to 500 generally reflecting the LDA conclusions more than the WYG findings. A planning application is presently with the Council for 350 homes on part of the site.
Banbury 6 Land west of M40	Land to the West of the M40 was identified as an option in the Options for Growth paper 2008 but not considered a reasonable alternative because of its unsuitability for residential use and the need for employment land. The site was identified for employment land in the Cherwell Non Statutory Local Plan 2011. The Sustainability Appraisal of the Draft Core Strategy 2010 favoured the allocation of employment land close to existing employment areas in Banbury and identified land South of Ovethorpe(known now as land to the west of the M40) as the only site considered large enough to accommodate Banbury's employment needs. Land west of the M40 was allocated in the Draft Core Strategy and carried forward to the Proposed Submission Local Plan. The site now has planning permission for employment use.
Banbury 12 Land for the Relocation of Banbury United FC	<p>The Draft Core Strategy identified the redevelopment of Canalside and the relocation of Banbury Football Club at land adjacent to Banbury Rugby Club. The relocation is important to the delivery of part of the Canalside proposals and to secure the future of the football club. Land for the relocation of the football club is adjacent to existing formal sport provision and allocated in the Non Statutory Cherwell Local Plan for sport provision. Land to the south of Bankside has a low risk of flooding and was considered to have low landscape sensitivity (Halcrow LSCA, 2010).</p> <p>Relocating the football club immediately to the south of its current location would fall within the floodplain outside the EA flood alleviation scheme. Relocating the football club within the town centre at Spiceball Park would mean the loss of the valuable amenity space within the town centre and the site would still be in the floodplain even after flood alleviation works proposed at the time. Neither option was considered a reasonable alternative.</p> <p>The relocation of Banbury Football Club was carried through to the Local Plan Proposed Submission as Banbury 12.</p>
Banbury 14 Banbury Country Park	The completion of the Banbury Flood Alleviation Scheme in early 2012 provided the opportunity for Cherwell District Council in collaboration with the Environment Agency, Woodland Trust and other organisations to propose the creation of a Country Park to the north east of Banbury. The site was allocated in the Local Plan Proposed Submission and shown in the proposals map.
Banbury 8 Land at Bolton Road	Land at Bolton Road, Canalside and Land west of Concorde Avenue (previously the Banbury Cultural Quarter & now called Spiceball) have all been taken forward as options as they are close to the town centre and in need of regeneration. Calthorpe Street is a heavily used carpark and its redevelopment is unlikely to bring about significant/strategic improvements to the town centre compared to other sites, however redevelopment opportunities will be explored for the Local Neighbourhoods DPD.
Banbury 9 Spiceball Development Area	Land at Bolton Road, Canalside and Land west of Concorde Avenue (now called Spiceball and previously the Banbury Cultural Quarter) have all been taken forward as options as they are close to the town centre and in need of regeneration. Calthorpe Street is a heavily used carpark and its redevelopment is unlikely to bring about significant/strategic improvements to the town centre compared to other sites, however redevelopment opportunities will be explored for the Local Neighbourhoods DPD.
New Sites identified in the 2012 Proposed Submission Local Plan	
Banbury 2 Hardwick Farm, Southam Road (East and West) (formerly known as East of Southam Road and Land West of Southam Road in Options for Growth 2008 and BAN 6 (a) and BAN 6 (b) respectively in Draft	The site was identified as an option in the Council's Options for Growth paper 2008 but only the southern part of the area east of the Southam Road was considered to be a reasonable alternative. The remaining area was discounted due to impact on the landscape. None of the sites (east and west) was identified in the draft Core Strategy. The whole area (east and west) was also considered to have a low capacity for development in the Halcrow LSCA (2010). The Proposed Submission Local Plan extended the plan period from 2026 to 2031. It continued with the growth distribution proposed in the Draft Core Strategy but required the re-assessment of alternative strategic sites to fulfil the additional growth requirements for the plan period and the requirements for economic growth in the NPPF. It was

Core Strategy 2010)	considered that growth at Southam Road was preferable to opening an area of countryside to the south of Banbury. In view of the landscape constraints at the town further landscape evidence was commissioned. The WYG LSCA 2013 concluded that east and west of Southam Road had medium-low capacity for residential development with low capacity in the west due to the existing landscape character of the area and the presence of Banbury Cemetery and Crematorium. The LDA Banbury Analysis of Potential for Strategic Development (2013) concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), land to the east is capable of accommodating a strategic housing land allocation. The Plan has been amended to reflect these conclusions.
Banbury 10 Bretch Hill Regeneration Area	This area was not previously identified in the Council's Options for Growth paper 2008 or draft Core Strategy 2010. The area is identified in the Proposed Submission Local Plan to help address social issues in this part of Banbury. Small scale redevelopment offers potential to regenerate and improve the urban fabric, existing housing stock and community facilities.
Villages	
Villages 1-4	Cherwell's villages generally have a lack of existing services and facilities which would be required to support significant levels of housing development, commuting and air pollution would also increase with increased development. Some development is allocated in the rural areas to sustain existing services and facilities and to provide new homes, including affordable homes. The Plan takes into account that there has been relatively high dependency on housing delivery in recent years. Distinction between villages and the amount of growth they should accommodate is set out in Policy for villages 1 and 2. Policy Villages 3 allows for small scale affordable housing in suitable sites to meet identified local needs which cannot be met through allocated sites. Sites have not been identified as it was considered more appropriate for the Local Neighbourhoods DPD (or, where appropriate, Neighbourhood Plans) to examine this. The Proposed Submission Local Plan will allow some market housing where necessary (in line with the NPPF). This may reduce the need for rural exception sites to be allocated.
New Sites	
Villages 5 Former RAF Upper Heyford	This site already has planning permission for some 761 dwellings (net) as part of the development of a new settlement to enable conservation and environmental improvements to the site. The site is also subject of a saved Oxfordshire Structure Plan Policy (H2) which was retained by the South East Plan and remains retained following recent revocation of the RSS. The site is allocated in the Proposed Submission Local Plan for delivery of the new settlement. The site is a former airbase no longer required for military activity. The policy conserves the historic assets with potential to attract visitors to the redeveloped site.
Kidlington	
New Sites	
Kidlington 1 Accommodating High Value Employment Needs (formerly known as Langford Lane Technology Park in the Proposed Submission Local Plan 2012)	The area was not identified in the Council's options for Growth paper 2008 but it was included in the Local Plan Proposed Submission 2012 to meet the requirements in the NPPF and to emphasise of the importance of Kidlington as a potential centre for high technology industries, research and development at Langford Lane Technology Park. The Proposed Changes include the addition of a small-scale review at Begbroke Science Park reflecting the site's unique economic role within the district. The small scale reviews of the Green Belt will be undertaken through the Local Neighbourhoods DPD. The Policy has been renamed in the Changes to the Local Plan Proposed Submission
Kidlington 2 Supporting Kidlington Village centre	The 2012 Retail Study showed that Kidlington should not receive significant new development but that the town centre required some further environmental improvements and the evening economy should be encouraged. The Local Plan proposes to expand the geographical area defined as Kidlington Village Centre to include land on the western side of the Oxford Road and other small areas of commercial uses.

Table 7.14 Rejected Sites for the Proposed Submission Local Plan

Bicester	
BIC 5: South and West of Caversfield Identified in the Options for Growth paper 2008 as South of Caversfield	Land south and west of Caversfield was identified as an option in the Council's Options for Growth paper 2008 but not considered a reasonable alternative due to potential coalescence with Caversfield. It was not identified for housing growth in the draft Core Strategy. The site only has a moderate Landscape capacity to accept development (Halcrow 2010).
BIC 7: Dymocks Farm/North of Caversfield	Land at Dymocks farm was identified as an option in the Council's Options for Growth document in 2008 but not considered a 'reasonable alternative' as it would rely on the coalescence of Caversfield with Bicester to provide consolidated, integrated development (otherwise the site would constitute a large extension to Caversfield village which lacks services and facilities). It was considered that coalescence would lead to the loss of Caversfield's identity. Due to its location to the north of Caversfield, the site also has poor accessibility to Bicester. This was reflected at the draft Core Strategy stage when it was considered that site was far from the town centre, services and facilities, schools and employment areas.
BIC 10: Land East of Chesterton	Land at East Chesterton was considered as an option in the Options for Growth paper in 2008. It was considered that development would result in the coalescence of Bicester with Chesterton and the loss of the village's identity. It was not allocated in the draft Core Strategy. It was not allocated as the LSCA (Halcrow, 2010) identified the site as having high overall sensitivity and low capacity to accept development.
BIC 11: Bignell Park	Land at Bignell Park was included as an option in the Options for Growth paper 2008 but not identified as a 'reasonable alternative' as it is an historic park of ecological value. It was not allocated in the draft Core Strategy. The LSCA (Halcrow 2010) identified the site as having low capacity to accept development and would lead to a loss of character and value.
Banbury	
BAN 3 North West Banbury (West of Warwick Road) Later identified in the Core Strategy 2010 SA as BAN4 West of Warwick Road (rejected at Proposed Submission stage) and BAN 5 North of Hanwell Fields (retained at Proposed Submission stage)	<p>The North –West Banbury area was identified as a reasonable alternative in the Options for Growth paper 2008. The area comprised two sites: land West of Warwick Road and land north of Hanwell Fields. Both were identified as having high capacity for development in the Halcrow LSCA 2010 and were identified in the draft Core Strategy 2010 as two reserve sites. It was considered that the sites either side of the Warwick Road could be linked to form a new larger urban extension. Both were considered in the draft Core Strategy SA report to be a considerable distance to employment areas and the town centre.</p> <p>The Proposed Submission Local Plan extended the plan period from 2026 to 2031. It continued with the growth distribution proposed in the Draft Core Strategy but required the re-assessment of alternative strategic sites to fulfil the additional growth requirements for the plan period and the requirements for economic growth in the NPPF</p> <p>The site west of the Warwick Road was not taken forward for the Proposed Submission Local Plan as it was considered that there would be impact to the rural landscape and also potential impact on Drayton Conservation Area.</p> <p>Land North of Hanwell Fields was taken forward in the Plan as the least</p>

	<p>sensitive (in landscape terms) of the two sites.</p> <p>In view of the landscape constraints at the town further landscape evidence was commissioned. The WYG LSCA 2013 concludes that the capacity to accommodate residential development at North of Hanwell Fields (referred to as 'the northern area of the site') is considered to be medium (at a restrained density and with mitigation). The LDA Banbury Analysis of Potential for Strategic Development (2013) also concluded that development could be accommodated at the North of Hanwell Fields site with suitable mitigation and green infrastructure measures.</p> <p>WYG considered that West of Warwick Road ('the southern area') has low - medium capacity for development due to it being more open in its context and its relationship with the surrounding landscape. LDA considered that while the west of Warwick Road, is constrained in several respects, it could accommodate development, subject to a sensitive layout and suitable mitigation being achieved. LDA indicated that the landscape and environmental capacity of land West of Warwick Road means the site would accommodate a maximum of 238 units on this site which is below the strategic size (400 dwellings) used to identify housing led sites for the Local Plan. The same study highlights that Land North of Hanwell Fields has an indicative capacity of 421-491 new dwellings. The Proposed Changes (2013) to the Proposed Submission Local Plan (2012) include an increase of the number of dwellings to North of Hanwell Fields to 500 generally reflecting the LDA conclusions more than the WYG findings. A planning application is presently with the Council for 350 homes on part of the site.</p>
<p>BAN 4 Wykham Park Farm/Land south of Salt Way</p>	<p>Land South of Salt Way was identified as an option in the Council's Options for Growth Document 2008, but only the northern part of the area was considered to be a reasonable alternative. Coalescence issues prevented eastward extension and landscape sensitivity issues restricted the reasonable southerly extent of potential development. It was not identified for development in the draft Core Strategy as it was identified in the LSCA (2010) that the site had a low and moderate capacity to accept development. Salt way was identified as an important wildlife and recreational corridor which would be adversely affected by development. The site is not included in the Proposed Submission Local Plan.</p> <p>As of 2013, the Salt Way is also a proposed Local Wildlife Site, this designation includes the Salt Way as it passes along the most westerly section of the northern boundary of this site (Thames Valley Environmental Records Centre, 2013). The Salt Way (including its setting) is a heritage asset identified in the Banbury Analysis of Potential for Strategic Development (2013) as an ancient medieval trackway. The study refers to the importance of Salt Way to the setting of the town which would be adversely affected by development. The area is considered to have a medium – high scenic and tranquillity value (Banbury LSCA, 2013). The 2013 LSCA identified that the tranquillity of the area is very much provided by the presence of Salt Way passing along the northern boundary of the site separating the site from the adjacent residential area of Easington, Banbury School and Sixth Form College. The Salt Way in combination with other key landscape features within west and south west Banbury contribute significantly to the quality of life of the Banbury's population. (Banbury LSCA, 2013).</p>
<p>BAN 5 (a) Land west of Bloxham Road</p>	<p>A larger area of land west of Bloxham Road was identified as an option in the Council's Options for Growth Document 2008. Part of the area was considered to be a reasonable alternative whilst the remainder of the site was</p>

	<p>had landscape sensitivity issues. The site was not identified for development in the draft Core Strategy as it was identified that site had a low and moderate capacity to accept development in the LSCA (Halcrow 2010) and that it scored low in terms of accessibility in the draft Core Strategy SA. The WYG LSCA 2013 considers the area to have low capacity for residential development due to the prominence of Crouch Hill and the importance of the Salt Way as a historical route. The Banbury Analysis of Potential for Strategic Development (2013) considers that 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.</p>
BAN 5 (b) Crouch Hill / South of Broughton Road	<p>Crouch Hill dominates the area and is a very important, distinctive landscape feature visible from western and southern parts of Banbury. Crouch Hill affords 360° views across Banbury to the north and east whilst to the south and west, panoramic views are available across Sor Brook and beyond to Bloxham to the south and towards North Newington to the west. (LSCA, 2013). The landscape north and immediately west of Crouch Hill is important to the hill's setting. None of these areas are suitable for development.. The Banbury Analysis of Potential for Strategic Development (2013) considers that 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.</p>
BAN 7: Land east of the M40	<p>This area was not identified as a reasonable alternative in the Council's Options for Growth paper and was not identified for development in the draft Core Strategy or proposed submission Local Plan due to noise concerns from the M40, severance caused by the M40, with poor accessibility to the town centre and other services such as schools.</p>
BAN 9: Land South East of Hanwell	<p>This site was identified as an option in the Council's Options for Growth document but not considered a reasonable alternative due to the sensitivity of the landscape . It was not identified for development in the draft Core Strategy. The LSCA (Halcrow 2010) indicated that the site had a low capacity for development (medium low in the WYG LSCA, 2013). The Banbury Analysis of Potential for Strategic Development 2013 also highlights the importance of the landscape in this area to the setting of the town and to the historic village and parkland at Hanwell. The site was considered to be some distance to the town centre and employment sites.</p>
BAN 10: Land South of Thorpe Way	<p>This area was not identified as a reasonable alternative for residential development in the Council's Options for Growth paper. It was not identified for residential development in the draft Core Strategy due to noise concerns, difficulty in creating a satisfactory living environment, the removal of businesses in a relatively high quality employment area close to the M40 and difficulties in linking the site to the town centre. The easterly part of this site was allocated for employment development in the Non-Statutory Cherwell Local Plan and was taken forward in the Draft Core Strategy and now the Proposed Submission Local Plan (it now has planning permission for employment development). The site is close to existing employment areas and the eastern part of the town, with some existing pedestrian and cycle links to the town centre already in place. The LSCA considered the site to have high capacity to accept employment development. Policies in the Local Plan allow for and encourage improvements to the whole of this site through employment development.</p>

7.4 Selection of Strategic Sites for the Submission Local Plan October 2013

All reasonable strategic sites identified and considered during the development of the Local Plan were subject to SA in 2013 against the established SA Framework (set out in Section 6) and the environmental/sustainability baseline as available in 2013. The full assessment is presented in Annex C to this report and a summary of results is presented in Section 8 of this report. This assessment enables the comparison of sites without taking account of mitigation measures. It represents the final comparative assessments of sites to inform finalisation and Examination of the Submission Local Plan.

The following site sources were drawn upon in identifying sites through those stages:

- previous Local Plan site options (pre-2006)
- existing allocations
- Urban Housing Potential Study 2005 and associated sources
- several calls for sites
- work on Integrated Transport and Land Use Studies
- directions for growth workshops
- responses to consultation documents
- information submitted by site promoters
- evidence documents including retail and employment studies
- work from 2007 to 2013 on Strategic Housing Land Availability Assessment and associated sources

In addition to the individual sustainability findings for each reasonable site, the progression of sites to their allocation in the Local Plan is guided by the need to seek a balance in terms of housing, employment, services and facilities, open space and the natural environment and historic environment. This balance must be appropriate to reinforce sustainability and improve quality of life while providing for identified housing and economic needs.

Cherwell District Council is required to plan for the growth needs of the District for at least 15 years on account of existing and future population needs. All identified needs cannot be satisfied within brownfield sites and therefore, the Local Plan's strategy is to maximize the re-use of brownfield land and direct growth to the most sustainable locations. This results in an urban focused strategy and involves looking at sites with potential for strategic development around Banbury and Bicester.

The Council's reasons for rejecting or progressing the reasonable alternative sites (assessed in Annex C) are given below.

Table 7.15 Reasons for rejecting or selecting sites in Bicester to progress in the Submission Local Plan		
Bicester sites	Progression/ rejection	Summary of reasons
Bicester1: North West Bicester	Progressed	SA process has shown the site to be one of the most sustainable options The site is taken forward in the Local Plan
Bicester 2: Graven Hill and adjoining land	Progressed	SA process has shown the site to be one of the most sustainable options With regard to an additional area to the north and east of Langford Farm assessed in Annex C of the Submission SA, the assessment notes that its inclusion as part of the allocation of Graven Hill would increase flood risk and additional impact on cultural heritage features. The site is taken forward in the Local Plan without any additional land.
Bicester 3: South West Bicester Phase 2	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Bicester 4: Bicester Business Park	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Bicester 6: Land at Bure Place Car Park Phase 2	Progressed	SA process has shown the site to be one of the most sustainable options
Bicester 8: RAF Bicester	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Bicester 10: Bicester Gateway	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Bicester 11 North East Bicester Business Park	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Bicester 12: South East Bicester	Progressed	SA process has shown the site to be one of the most sustainable options when progressed as per the site area indicated in the Local Plan.

		<p>Annex C of the Submission SA also assesses a larger area of South East Bicester (Site D), the assessment concludes that there may be a lesser impact on biodiversity from only allocating the smaller Local Plan site for development, as this would not encroach into any Local Wildlife Site. In addition, the smaller Local Plan site does not contain any area within Flood Zones 2 and 3 and is less susceptible to flooding from surface water run-off.</p> <p>The site is taken forward in the Local Plan without any additional land.</p>
BIC 5: South and West of Caversfield	Rejected	<p>SA process shows development of this site will result in the coalescence of Bicester and Caversfield and lead to the loss of Caversfield's identity as identified in the 2008 Options for Growth Supporting Report. The proximity of the Northwest Bicester Eco town to Caversfield increases the importance of protecting the identity of Carversfield.</p> <p>The site is not taken forward in the Local Plan.</p>
BIC 7: Dymocks Farm/North of Caversfield	Rejected	<p>SA process has shown the site to be one of the least sustainable options. The assessment does not identify any positive effects (significant or minor).</p> <p>The site is not taken forward in the Local Plan without any additional land.</p>
BIC 10: Land East of Chesterton	Rejected	<p>SA process has shown the site to be one of the least sustainable options. The assessment does not identify any positive effects (significant or minor).</p> <p>The site is not taken forward in the Local Plan without any additional land.</p>
BIC 11: Bignell Park	Rejected	<p>SA process has shown the site to be one of the least sustainable options. The assessment does not identify any positive effects (significant or minor).</p> <p>The site is not taken forward in the Local Plan without any additional land.</p>
Gavray Drive	Rejected	<p>The late incorporation of this site in the sustainability appraisal of sites for</p>

		<p>development means that existing evidence used by the District Council to establish the suitability of sites to deliver a strategic allocation is not comparable to that of the other sites assessed. The Local Plan Examination process allows for those promoting sites to provide further Sustainability evidence and present their site’s case at the Local Plan Examination.</p> <p>The site is not taken forward in the Local Plan without any additional land.</p>
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Table 7.16 Reasons for rejecting or selecting sites in Bicester to progress in the Submission Local Plan		
Banbury sites	Progression/ rejection	Summary of reasons
Banbury 1 Canalside	Progressed	<p>SA process has shown the site to be one of the most sustainable options.</p> <p>The site is not taken forward in the Local Plan without any additional land.</p>
Banbury 2 Hardwick Farm, Southam Road (East and West)	Progressed	<p>The assessment of sites in Annex C of the Submission SA has shown the site to be one of the least sustainable site options.</p> <p>As noted at earlier stages, it is considered that growth at Southam Road is preferable to opening an area of countryside to the south of Banbury. In view of the landscape constraints at the town further landscape evidence was commissioned. The WYG LSCA 2013 concluded that east and west of Southam Road had medium-low capacity for residential development with low capacity in the west due to the existing landscape character of the area and the presence of Banbury Cemetery and Crematorium.</p> <p>The site has capacity to accommodate a strategic housing allocation to contribute to SA Objective 1 ‘ensuring that everyone has the opportunity to live in a decent home’ and SA Objective 10 ‘biodiversity’ by minimising development of green field sites on areas of biodiversity . It is considered that the site constraints identified in Annex C of this SA report can be mitigated against.</p> <p>The site is taken forward to the Local Plan and the constraints identified in Annex C have been</p>

		mitigated against as detailed in Section 8.
Banbury 3 West of Bretch Hill	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 4 Bankside Phase 2	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 5: Land North of Hanwell Fields (South East of Hanwell)	Progressed	The assessment of sites in Annex C of the Submission SA has shown the site to be one of the most sustainable site options. The site is taken forward in the Local Plan.
Banbury 6 Employment Land West of M40	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 8 Land at Bolton Road – Banbury	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 9 Spiceball Development Area	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 10 Bretch Hill Regeneration	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
Banbury 12: Relocation of FC	Progressed	SA process has shown the site to be one of the most sustainable options. The site is taken forward in the Local Plan.
BAN 3: West of Warwick Road	Rejected	The assessment of sites in Annex C of the Submission SA has shown the site to be one of the most sustainable site options. As noted at earlier stages, the landscape and environmental capacity of land West of Warwick Road means the site would accommodate a maximum of 238 units on this site which is below the strategic size (400 dwellings) used to identify housing led sites for the Local Plan. The site is not taken forward in the Local Plan.
BAN 4: Land South of Salt Way	Rejected	The assessment of sites in Annex C of the Submission SA has shown the site to be one of the most sustainable site options. As noted in earlier stages, the Salt way was identified as an important wildlife and recreational corridor which would be adversely affected by development. The area is considered to have a medium – high scenic and tranquillity value (Banbury LSCA, 2013). The 2013 LSCA identified that the tranquillity of the area is very much

		<p>provided by the presence of Salt Way passing along the northern boundary of the site separating the site from the adjacent residential area of Easington, Banbury School and Sixth Form College. The Salt Way in combination with other key landscape features within west and south west Banbury contribute significantly to the quality of life of the Banbury's population. (Banbury LSCA, 2013).</p> <p>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.</p> <p>The site is not taken forward in the Local Plan.</p>
Land at Crouch Hill	Rejected	<p>The assessment of sites in Annex C of the Submission SA has shown the site to be one of the least sustainable site options.</p> <p>The site is not taken forward in the Local Plan.</p>
Land at Crouch Farm	Rejected	<p>The assessment of sites in Annex C of the Submission SA has shown the site to be one of the most sustainable site options.</p> <p>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.</p> <p>The site is not taken forward in the Local Plan.</p>
BAN 7: Land East of the M40		<p>The assessment of sites in Annex C of the Submission SA has shown the site to be one of the most sustainable site options.</p> <p>The site is not required to address strategic employment needs and a site is already taken forward to the Local Plan which has planning permission.</p> <p>The site is not taken forward in the Local Plan.</p>
BAN 9: South East of Hanwell		<p>The assessment of sites in Annex C of the Submission SA has shown the site to be one of the least sustainable site options.</p> <p>The site is not taken forward in the Local Plan.</p>
BAN 10: Land South of		<p>The assessment of sites in Annex C of the</p>

Thorpe Way		<p>Submission SA has shown the site to be one of the most sustainable site options.</p> <p>As noted at earlier stages, noise concerns, difficulty in creating a satisfactory living environment, the removal of businesses in a relatively high quality employment area close to the M40, and difficulties in linking the site to the town centre preclude the site's allocation.</p> <p>The site is not taken forward in the Local Plan.</p>
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8 Results of the SA of the Local Plan

8.1 Introduction

In 2013 substantial updates to several baseline information sources were completed. To ensure that the Local Plan is informed by a comparative assessment of all reasonable alternative strategic sites , an SA of all the identified reasonable alternative sites has been made against the established SA Framework (set out in Section 6) and using the environmental/sustainability baseline as available in 2013 (summarised Section 5). Annex C presents this assessment of all the reasonable alternative sites submitted for SA in 2013. This is summarised in Table 8.1.

This assessment enables the comparison of sites without taking account of mitigation measures. It represents the final comparative assessments of sites to inform finalisation and Examination of the Submission Local Plan.

The full results of the sustainability appraisal of the Submission Local Plan are reported in Annex B to this report. Annex B reports on all the sustainability effects identified including minor, significant and uncertain effects. These results are summarised in sections

8.1.1 Summary of the SA of reasonable alternative sites October 2013

A summary of the significant sustainability effects of all sites identified as reasonable alternative strategic sites in 2013, including those sites not taken forward into the Submission Local Plan, is presented below.




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
Bicester 1: North West Bicester Eco Town	8. To improve efficiency in land use	16. To increase energy efficiency, and the proportion generated from renewable sources	5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities
Bicester 2: Graven Hill and adjoining land		8. To improve efficiency in land use; encouraging urban renaissance	2. To reduce the risk of flooding 5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 7. To improve accessibility to all services and facilities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
Bicester 3 South West Bicester Phase 2	8. To improve efficiency in land use; encouraging urban renaissance		5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management
Bicester 4 Bicester Business Park			5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 19. To encourage the development of a buoyant, sustainable tourism sector
Bicester 6: Land at Bure Place Car Park Phase 2 (Franklin's Yard)		6. To create and sustain vibrant communities 7. To improve accessibility to all services and facilities 8. To improve efficiency in land use; encouraging urban renaissance	
Bicester 8: Former RAF Bicester			11. To protect the District's countryside and historic environment 13. To reduce the impacts of consumption of resource
Bicester 10 Bicester Gateway			5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 11. To protect the District's countryside and historic environment 13. To reduce the impacts of consumption of




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
			resource 14. To reduce waste generation and disposal
Bicester 11 North East Bicester Business Park	8. To improve efficiency in land use; encouraging urban renaissance		5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management
Bicester 12 South East Bicester	8. To improve efficiency in land use; encouraging urban renaissance 10. To conserve and enhance and create resources for the District's biodiversity		5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
BIC 5 South and West of Caversfield	8. To improve efficiency in land use; encouraging urban renaissance 11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic		4. To reduce poverty and social exclusion 5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 7. To improve accessibility to all services and facilities 9. To reduce air pollution 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
	environment		sources
BIC 7 Dymocks Farm/North of Caversfield	<p>6. To create and sustain vibrant communities</p> <p>7. To improve accessibility to all services and facilities</p> <p>8. To improve efficiency in land use; encouraging urban renaissance</p> <p>9. To reduce air pollution</p>		<p>5. To reduce crime and disorder and the fear of crime</p> <p>11. To protect the District's countryside and historic environment</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
BIC 10 Land East of Chesterton	<p>8. To improve efficiency in land use; encouraging urban renaissance</p>		<p>5. To reduce crime and disorder and the fear of crime</p> <p>6. To create and sustain vibrant communities</p> <p>7. To improve accessibility to all services and facilities</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
BIC 11 Bignell Park	<p>8. To improve efficiency in land use; encouraging urban renaissance</p> <p>10. To conserve and enhance and create resources for</p>		<p>5. To reduce crime and disorder and the fear of crime</p> <p>6. To create and sustain vibrant communities</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
	the District's biodiversity 11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment		
Gavray Drive (Additional site)	10. To conserve, enhance and create resources for the District's biodiversity	7. To improve accessibility to all services and facilities 9. To reduce air pollution 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	3. To improve health and well being 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 1 Canalside		7. To improve accessibility to all services and facilities 8. To improve efficiency in land use; encouraging urban renaissance 9. To reduce air pollution	13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 2 Hardwick Farm, Southam Road (East and West)	8. To improve efficiency in land use; encouraging urban renaissance 11. To protect,		4. To reduce poverty and social exclusion 5. To reduce crime and disorder and the fear of crime. 9. To reduce air pollution 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
	enhance and make accessible for enjoyment, the District's countryside and historic environment		16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 3 West of Bretch Hill	8. To improve efficiency in land use; encouraging urban renaissance		3. To improve the health and well-being of the population 5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 4 Bankside Phase 2	8. To improve efficiency in land use; encouraging urban renaissance		5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 12 Land for the Relocation of Banbury United FC	8. To improve efficiency in land use; encouraging urban renaissance		5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
Banbury 5 Land North of Hanwell Fields (South East of Hanwell)	8. To improve efficiency in land use; encouraging urban renaissance		5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 6 Employment Land West of M40			5. To reduce crime and disorder and the fear of crime 10. To conserve, enhance and create resources for the District's biodiversity 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 8 Land at Bolton Road - Banbury		7. To improve accessibility to all services and facilities 8. To improve efficiency in land use; encouraging urban renaissance 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
Banbury 9 Spiceball Development Area		7. To improve accessibility to all services and facilities 8. To improve efficiency in land	13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable




Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
		use; encouraging urban renaissance 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	sources
Banbury 10 Bretch Hill Regeneration		5. To reduce crime and disorder and the fear of crime 6. To create and sustain vibrant communities 8. To improve efficiency in land use; encouraging urban renaissance	13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
BAN 3: West of Warwick Road		8. To improve efficiency in land use; encouraging urban renaissance	4. To reduce poverty and social exclusion 5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 13. To reduce the impacts of consumption of resource 14. To reduce waste generation and disposal 16. To increase energy efficiency, and the proportion generated from renewable sources
BAN 4 Land South of Salt Way	8. To improve efficiency in land use; encouraging urban renaissance		2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment 4. To reduce poverty and social exclusion 5. To reduce crime and disorder and the fear of crime. 6. To create and sustain vibrant communities 9. To reduce air pollution 13. To reduce the impacts of consumption of










Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
			<p>resource</p> <p>14. To reduce waste generation and disposal</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
Land at Crouch Hill	<p>8. To improve efficiency in land use; encouraging urban renaissance</p> <p>11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment</p>		<p>5. To reduce crime and disorder and the fear of crime.</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
Land at Crouch Farm	<p>8. To improve efficiency in land use; encouraging urban renaissance</p>		<p>5. To reduce crime and disorder and the fear of crime.</p> <p>6. To create and sustain vibrant communities</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
BAN 7 Land East of the M40	<p>8. To improve efficiency in land use; encouraging urban renaissance</p>		<p>2. To reduce the risk of flooding</p> <p>5. To reduce crime and disorder and the fear of crime.</p> <p>9. To reduce air pollution</p> <p>10. To conserve and enhance and create resources for the District's biodiversity</p> <p>12. To reduce road congestion and pollution</p>

Table 8.1 Summary of Significant and Uncertain effects from Sites Assessment			
Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
			<p>levels by improving travel choice, and reducing the need for travel by car / lorry</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
BAN 9 South East of Hanwell, Hanwell Fields	<p>8. To improve efficiency in land use; encouraging urban renaissance</p> <p>11. To protect the District's countryside and historic environment</p>		<p>5. To reduce crime and disorder and the fear of crime.</p> <p>6. To create and sustain vibrant communities</p> <p>7. To improve accessibility to all services and facilities</p> <p>9. To reduce air pollution</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>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management</p> <p>16. To increase energy efficiency, and the proportion generated from renewable sources</p>
BAN 10 Land South of Thorpe Way		<p>8. To improve efficiency in land use; encouraging urban renaissance</p> <p>9. To reduce air pollution</p>	<p>3. To improve health and well being</p> <p>4. To reduce poverty and social exclusion</p> <p>13. To reduce the impacts of consumption of resource</p> <p>14. To reduce waste generation and disposal</p> <p>15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management</p>

Site	SA Objectives for which the assessment was:		
	Significant Negative 	Significant Positive 	Uncertain 
			16. To increase energy efficiency, and the proportion generated from renewable sources

8.1.2 Summary of the housing growth scenario assessment

Presented below is a summary of the high level appraisal of the three reasonable alternatives for the housing growth scenarios. The full assessment is recorded in Annex E to this report.

SA objectives	Proposed Growth 670 dpa	Alternative 1 590 dpa	Alternative 2 800 dpa
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	+	++
	Contributes to meeting the demand for housing but less so than alternative 2	Contributes less to meeting the demand for housing	Contributes more to meeting the demand for housing
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	?	?	?
	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk
3. To improve the health and well-being of the population & reduce inequalities in health.	++	+	++
	Contribution to meeting housing demand will help well-being but less so than alternative 2	Lesser contribution to meeting housing demand will contribute less to well-being	Greater contribution to meeting housing demand will contribute more to well-being
4. To reduce poverty and social exclusion	++	+	++
	Provides more opportunities for	Provides more opportunities for	Provides more opportunities for

	access to housing, including the provision of affordable and specialist housing, but less so than alternative 2	access to housing, including the provision of affordable and specialist housing, but less so than other alternatives	access to housing, including the provision of affordable and specialist housing, more so than other alternatives
5. To reduce crime and disorder and the fear of crime	?	?	?
	Uncertain. Depends on site selection and implementation	Uncertain. Depends on site selection and implementation	Uncertain. Depends on site selection and implementation
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	++	+	++
	Presents opportunity to create new communities and facilities for cultural activity	Presents opportunity to create new communities and facilities for cultural activities but less so than other alternatives	Presents more opportunity to create new communities and facilities for cultural activity
7. To improve accessibility to all services and facilities.	?	?	?
	Uncertain. Depends on distribution, site selection and implementation	Uncertain. Depends on distribution, site selection and implementation	Uncertain. Depends on distribution, site selection and implementation
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.	--	-	--
	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Providing higher levels of housing will lead to more greenfield release and potentially discourage more challenging redevelopment opportunities.	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Lower levels of housing will lead to less greenfield release and potentially be less discouraging to bringing forward more challenging redevelopment opportunities.	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Providing higher levels of housing will lead to more greenfield release and potentially discourage more challenging redevelopment opportunities.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	--	-	--
	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport

	needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation	needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation	needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation
10. To conserve and enhance and create resources for the district's biodiversity.	--	-	--
	Depends on distribution of housing and identified sites but higher level of housing increases the risk of harm to biodiversity	Depends on distribution of housing and identified sites but a lower level of housing reduces the risk of harm to biodiversity	Depends on distribution of housing and identified sites but higher level of housing increases the risk of harm to biodiversity
11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	--	-	--
	All options will inevitably result in the loss of areas of countryside and landscape impact. Higher levels of growth are likely to have greater impact. Impact on the historic environment depends on distribution and sites	All options will inevitably result in the loss of areas of countryside and landscape impact. Lower levels of growth are likely to have less impact. Impact on the historic environment depends on distribution and sites Alternative 1 provides potential to reduce the level of impact	All options will inevitably result in the loss of areas of countryside and landscape impact. Higher levels of growth are likely to have greater impact. Impact on the historic environment depends on distribution and sites
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	--	-	--
	All options are likely to result in a greater demand for travel with higher levels of housing increasing the pressure. The scope to reduce congestion depends on distribution, site selection and implementation	All options are likely to result in a greater demand for travel with lower levels of housing reducing the pressure. The scope to reduce congestion depends on distribution, site selection and implementation	All options are likely to result in a greater demand for travel with higher levels of housing increasing the pressure. The scope to reduce congestion depends on distribution, site selection and implementation
13. To reduce the global, social and	--	-	--
	Higher levels of	Lower levels of	Higher levels of

environmental impact of consumption of resource by using sustainably produced and local products	housing will increase the demand for resources. The scope for a sustainable, local approach depends on implementation including through policy formation	housing will increase the demand for resources but less so than for higher housing growth. The scope for a sustainable, local approach depends on implementation including through policy formation	housing will increase the demand for resources. The scope for a sustainable, local approach depends on implementation including through policy formation
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	--	-	--
	Higher levels of housing will potentially increase overall consumption and waste generation. The scope for a sustainable approach depends on implementation including through policy formation	Lower levels of housing will potentially increase overall consumption and waste generation but less so than for higher levels of housing growth. The scope for a sustainable approach depends on implementation including through policy formation	Higher levels of housing will potentially increase overall consumption and waste generation. The scope for a sustainable approach depends on implementation including through policy formation
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?
	Depends on implementation including policy requirements. However, higher levels of housing will increase demand for water	Depends on implementation including policy requirements. However, lower levels of housing growth will increase demand for water but less so than for higher levels of housing growth.	Depends on implementation including policy requirements e.g. approach to SUDS. However, higher levels of housing will increase demand for water
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?
	Depends on implementation including policy requirements. However, higher levels of housing will increase energy demand	Depends on implementation including policy requirements. Lower levels of housing growth will increase energy demand, but less so than for higher levels of housing growth.	Depends on implementation including policy requirements. However, higher levels of housing will increase energy demand
17. To ensure high	+	+	+

and stable levels of employment so everyone can benefit from the economic growth of the district.	Construction jobs will be created but only for the duration of development. Higher levels of development will generate more jobs. Homes will also be provided for employees to support potential business growth but less so than for alternative 1	Construction jobs will be created but only for the duration of development. Lower levels of development will produce less jobs than other alternatives. Homes will also be provided for employees to support potential business growth, but less so than for other alternatives	Construction jobs will be created but only for the duration of development. Higher levels of development will generate more jobs. Homes will also be provided for employees to support potential business growth, more so than for other alternatives
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district	+	+	+
	Homes will also be provided for employees to support potential business growth but less so than for alternative 1	Homes will also be provided for employees to support potential business growth, but less so than for other alternatives	Homes will also be provided for employees to support potential business growth, more so than for other alternatives
19. To encourage the development of buoyant, sustainable tourism sector.	N/A	N/A	N/A

8.2 The sustainability effects of the Submission Local Plan

The full results of the appraisal of the Submission Local Plan are reported in Annex B to this report. Annex B reports on all the sustainability effects identified including minor, significant and uncertain effects. Within this report, the results of the assessment have been summarised in two ways:

- Table 8.3 presents a summary of the findings of the assessment of the policies within the Local Plan, including the strategic development sites. This summary has focused on the *significant* effects and the uncertain effects identified in order to provide a focus to the reporting. This table also includes all the mitigation and enhancement measures that have been identified throughout the Local Plan development and its sustainability appraisals (including mitigation for minor negative effects as well as significant effects); and
- Tables 8.4-8.5 outline the results of the cumulative effects assessment.

Mitigation are measures outlined to prevent, reduce or offset adverse (negative) effects. Where a policy or development area has an adverse effect, measures should be implemented to prevent, reduce or offset these effects. This may take the form of a change in wording of the policy laid out in the plan or may take the form of compensatory measures to be implemented prior to the policy itself being implemented. In addition, any uncertain effects should have mitigation suggested in order to reduce uncertainty and the potential for this to give rise to a significant negative effect. In addition to

mitigation measures, where relevant, enhancement measures have been suggested to enhance the positive or neutral effects of policies.

The SA process is an iterative one, with mitigation and enhancement measures being proposed throughout the plan-making process to respond to revised versions of the Local Plan. Additionally, the process of updating the environmental baseline undertaken in January - March 2013 and the representations from the consultation on the Proposed Submission Local Plan led to the identification of additional mitigation and enhancement measures. The fourth column in Table 8.3 records how any mitigation and enhancement measures identified throughout the SA of the Local Plan have been taken on board within the Submission Local Plan. The resultant residual effects of the policies (i.e. following response to all mitigation and enhancement measures) is described in the far right hand column of Table 8.3

8.3 Cumulative effects assessment

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.

Separate cumulative effects assessments have been undertaken following the assessment of the Local Plan. Table 8.4 identifies the potential cumulative effects of the proposed development at Bicester whilst Table 8.5 identifies the potential cumulative effects of the proposed development at Banbury. It was considered that cumulative effects assessments which focussed on each of the towns were necessary due to the scale of development proposed.

Table 8.6. presents 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. 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).

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
Vision and Strategic Objectives	<p>The SA has identified a range of significant positive effects, particularly in regard to housing, health and well being, accessibility, (Objectives 1, 3, 7) finding the Vision and Strategic Objectives particularly aspirational in relation to these areas.</p> <p>No significant negative effects identified are identified.</p> <p>The Vision and Strategic Objectives have a minor positive performance against SA Objectives relating to flooding, crime reduction, vibrant and sustainable communities, efficiency of land use, air quality, biodiversity, historic environment and countryside, improving travel choice, The Vision and Strategic Objectives now perform well against objective 11 which was minor negative and has been improved to minor positive because of the explicit inclusion of historic environment within SO15 and acknowledgement of the need to improve the quality of built environment and urban areas whilst ensuring new development maintains or enhances distinctiveness as one of the District's challenges to sustainable development</p>	<p>Mitigation: Include reference to flooding and flood risk in Vision</p> <p>Mitigation: Vision and Strategic Objectives should address inequalities in health and maximising well-being specifically</p> <p>Mitigation: Include reference to poverty and social exclusion (reducing both)</p> <p>Mitigation: Include accessible cultural and social hubs in Strategic Objectives</p> <p>Mitigation: Include reference to cultural heritage and archaeology in the Strategic Objectives</p> <p>Mitigation: Suggest including 'local' to Strategic Objective 11. To incorporate the principles of sustainable development in mitigating and adapting to climate change impacts including increasing local resource efficiency, minimising carbon emissions, promoting decentralised and renewable or low carbon energy where appropriate and ensuring that the risk of flooding is not increased</p> <p>Mitigation: Include water as an e.g. in Strategic Objective11 when referring</p>	<p>Bullet point 9 of Vision now includes reference to flooding and addresses the mitigation proposed</p> <p>Bullet point 7 of Vision now addresses the mitigation measures for inequalities in health, maximising well-being and reducing poverty and social exclusion</p> <p>SO 10 includes cultural and social needs.</p> <p>SO 15 refers to cultural heritage and archaeology thereby addressing the mitigation measure</p> <p>Increasing local resource efficiency is addressed in SO11</p> <p>Mitigation measure suggesting the inclusion of water in references to natural resources has been addressed in SO 11</p> <p>Mitigation requiring reference to 'employment' is addressed within SO1</p> <p>Mitigation measure suggesting the inclusion of 'skills' and 'innovation' in SO1-4 has been</p>	<p>No residual significant adverse impacts identified.</p>

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>Mitigation to include 'Local' resource efficiency included in SO11 as suggested by the mitigation measure has improved performance against Objective 13 from having minor negative to minor positive performance.</p> <p>Reference to poverty and social exclusion (reducing both) now included in SO10 which now seeks to provide services and facilities with the aim of reducing social exclusion and poverty.</p> <p>Following the implementation of mitigation recommendations the performance against several other SA objectives was improved but these changes, although strengthening the plan, were not been so significant as to require changes in the assessment scores.</p>	<p>to natural resources</p> <p>Mitigation: Include reference to employment in Strategic Objective1</p> <p>Mitigation: Include 'skills' and 'innovation' in Strategic Objectives1-4.</p> <p>Mitigation: Include innovation in BSC7 alongside skills.</p> <p>Mitigation: Include a new objective for tourism.</p>	<p>addressed through their inclusion in SO3.</p> <p>Mitigation suggesting an objective on tourism is considered to be addressed by the inclusion of Strategic Objective 5 To encourage sustainable tourism</p> <p>Mitigation suggesting that 'innovation' is included in Policy BSC7: Meeting Education Needs, alongside skills has not been addressed.</p>	
Policy PSD1: Presumption in Favour of Sustainable Development [new policy in March 2013]	<p>This is an overarching policy setting out the presumption in favour of sustainable development.</p> <p>The policy has a neutral effect against all the sustainability objectives.</p>	N/A	N/A	No residual significant adverse impacts identified.

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
<p>Theme 1 Economic policies</p> <p>SLE1: Employment Development</p> <p>SLE 2: Securing Dynamic Town Centres</p> <p>SLE3: Supporting Tourism Growth</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 Objective relating to economic growth and competitiveness. No negative or uncertain effects are identified in the assessment. 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</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>The Plan seeks to provide employment opportunities in sustainable locations and strategic employment development sites have been allocated because they have good access to or can be made to have good access to public transport. Policy SLE2 will only support employment proposals which have good access, or can be made to have good access, by public transport and other sustainable modes.</p> <p>Policy SLE 2 has been enhanced by referring to improving the public realm in town centres.</p> <p>Information from the Economic Development Strategy (2011-2016) is included in the Plan and has been used to inform policies, in particular SLE1.</p> <p>Paragraph B53 has been amended, and Policy SLE2 has been reworded to improve clarity on the approach to out of town development.</p>	<p>To be confirmed in the final SA Report.</p>

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	provide 5,000 new jobs as a part of the development, (about 1,800 to be delivered within the plan period) which equates to one job per new household, therefore supporting the achievement of Policy SLE1.			
Theme 1 transport policies SLE4: Improved Transport and Connections SLE5: High Speed Rail 2 – London to Birmingham	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. Minor positive effects are identified in the assessment. No 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 potential significant positive effects of locating development in sustainable locations, for example, can be more accurately considered by the SA. No negative or uncertain effects are identified.	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. Enhancement: Policy SLE 5 could include a bullet point about minimising environmental impacts, including habitat severance. Enhancement: Policy SLE4 could require new housing developments to make provision for electric car recharging points or the retrofitting of them.	HS2 will be authorised by an Act of Parliament. The Council will work with HS2 Ltd to a route-wide planning regime to be included within the hybrid Bill, which supports the Council's aspirations for a sustainably constructed railway and develop a Code of Construction Practice to address the scheme's construction impacts. This is considered sufficient and appropriate to address the enhancement measure regarding sustainable construction. The Council will work with HS2 Ltd to support work necessary to ensure a robust environmental impact assessment is carried out to determine significant environmental effects of the railway in Cherwell District.	To be confirmed in the final SA Report.

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
			<p>This considered sufficient and appropriate within the Plan's powers and remit, to address the enhancement on minimising environmental impacts including habitat severance.</p> <p>The proposed enhancement regarding electric car points within new housing development has not been taken forward within the Local Plan as this would be more appropriately addressed at the Masterplan or development management policies level.</p>	
<p>Theme 2 housing and community policies</p> <p>BSC1: District Wide Housing Distribution</p> <p>BSC2: The Effective and Efficient Use of Land - Brownfield land and Housing</p>	<p>The SA has identified positive effects with regard to SA Objective 1 as Cherwell District will provide over 16,750 homes (mixed, affordable) to 2031. Cherwell will meet its housing requirements by allocating most development to the towns and some to sustainable rural locations (Policy Villages 2). It promotes renewal and allows for new gypsy and traveller sites.</p> <p>The policies providing for open space and recreation score positively in</p>	None	N/A	N/A

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
Density BSC3: Affordable Housing BSC4: Housing Mix BSC5: Area Renewal BSC6: Travelling Communities BSC7: Meeting Education Needs NSC8: Securing Health and Well-being BSC9: Public Services and Utilities BSC10: Open Space, Outdoor Sport and Recreation Provision BSC11: Local Standards of Provision – outdoor recreation BSC12: Indoor Sport, Recreation and Community	<p>relation to SA objectives 3 to 7. For example Policy BSC11: Local Standards of Provision- Outdoor Recreation sets out that sites should include publicly accessible, spacious, clean and litter free areas with clear pathways and natural features that encourage wildlife conservation and biodiversity.</p> <p>The SA identified significant positive effects against Objective 3 (relating to health and well-being) through a range of policies such as: Policy BSC 3: through supporting proposals that improve health and well-being. Policy BSC 8 indicates that the Council will support the provision of health and other facilities in sustainable locations which contribute towards health and well-being and Policy BSC10: Open Space, Outdoor Sport and Recreation Provision would ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation will ensure provision is secured. Finally Policy BSC 12 provides for the protection, enhancement and improvement of access to indoor sport, recreation and community facilities.</p>			

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
Facilities	<p>Significant positive effects are identified with regards to social inclusion and reducing poverty (SA Objective 4) through the provision of affordable housing to those most in need and through supporting the creation of socially mixed and inclusive communities.</p> <p>The SA identified positive effects against Objective 6 as Policy BSC12: Local Standards of Provision- Outdoor Recreation sets out the requirement for a <i>“clean, safe, litter and graffiti free community site which encourages a sense of place where local distinctiveness and traditions can be celebrated. The civic space will provide public art and ancillary facilities, where appropriate, to accommodate a wide range of uses.”</i></p> <p>Policy BSC1: District Wide Housing Distribution and Policy BSC4: Housing Mix both set out the approach to Tenure Mix, notably securing appropriate mixed tenure.</p> <p>Significant positive effects are identified in relation to SA Objective 7 in relation to accessibility. The Theme Two policies set out multiple requirements for local accessible facilities and access to other facilities</p>			

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>nearby, specifically polices BSC6, BSC10 and BSC12. Policy BSC 1 also seeks to direct development to the most sustainable (including accessible) locations.</p> <p>Significant positive effects against SA Objective 8 are identified as Policy BSC2 encourages efficient use of land. 'Efficient and Sustainable Use of Land' sets out policy in this regard. The density of housing development will be expected to represent the most efficient use of land taking into account the character and appearance of individual localities and the design of the development proposed.</p> <p>The SA has identified significant positive effects with regards to SA Objective 10 (biodiversity) as Policy BSC12 sets out that sites for indoor sport, recreation and community uses should have natural features that encourage wildlife conservation and biodiversity, in addition to encouraging biodiversity in allotments and cemeteries.</p> <p>There is an emphasis on high quality homes. Proposals should determine if there is potential for harm to the historic and natural environment and</p>			

Table 8.3: Results of the SA process

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>if proposals will provide a satisfactory living environment.</p> <p>Minor positive effects were identified against SA Objective 9 and 12 as although air quality is not mentioned explicitly in the policies, Policy BSC1 will maximise opportunities for sustainable travel through an urban focussed approach.</p>			
<p>Theme 3 sustainable development policies</p> <p>ESD1: Mitigating and Adapting to Climate Change</p> <p>ESD2: Energy Hierarchy</p> <p>ESD3: Sustainable Construction</p> <p>ESD4: Decentralised Energy Systems</p> <p>ESD5: Renewable Energy Proposals</p> <p>ESD6: Sustainable Flood Risk Management</p>	<p>The Theme Three policies generally perform well against the SA objectives.</p> <p>Significant positive effects are identified in relation to flood risk, efficient use of land, biodiversity, water quality and energy efficiency (SA Objectives 2, 8, 10, 15 and 16).</p> <p>No significant negative effects were identified.</p> <p>Minor positive effects are identified in relation to health and well-being, crime and security, vibrant communities, access to services and facilities, air pollution, landscape and heritage assets, reducing congestion, resource use, waste and tourism. (SA Objectives 3, 5, 6, 7, 9, 11, 12, 13, and 19),</p> <p>Policy ESD 15 proposes Green</p>	<p>Mitigation: Policy ESD 16: The Character of the Built and Historic Environment or the Development Management DPD should include a policy requiring applicants to submit a desk-based assessment of heritage assets including archaeology, and, if necessary, a field evaluation, where archaeological potential has been identified. The policy should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact and to make this evidence (and any archive generated) publicly accessible, in accordance with the National Planning Policy Framework.</p> <p>Enhancement: Policy ESD 18: Green</p>	<p>Policy ESD 16 now covers the historic environment and requires proposals to include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation. Thereby addressing the mitigation measure. Policy ESD 18 enhancement measure about cross referring to policy SLE 4 has been implemented.</p> <p>ESD 10 does now encourage the protection of and increase the number of trees within the district.</p>	<p>No significant residual adverse effects are identified.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
<p>ESD7: Sustainable Drainage Systems (SuDS)</p> <p>ESD8: Water resources</p> <p>ESD9: Protection of the Oxford Meadows SAC</p> <p>ESD10: Protection and Enhancement of Biodiversity and the Natural Environment</p> <p>ESD11: Conservation Target Areas</p> <p>ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB)</p> <p>ESD13: Local Landscape Protection and Enhancement</p> <p>Policy14: Oxford Green Belt</p> <p>Policy ESD15: Green Boundaries</p>	<p>Buffers which will help maintain Banbury and Bicester’s distinctive identity and setting, prevent coalescence and protect gaps between the existing /planned edge of towns and surrounding settlement, protect the identity and setting of landscape and historic features of value that are important to the identity and setting of the two towns, and to protect important views.-This provides support for the achievement of objective 11 and may indirectly support the achievement of objective 10 dependent upon with biodiversity value of the land allocated for Green Buffer many of which have been allocated owing to their ecological as well as landscape value. This policy has enhanced the support that the environment policies have for objective 11.</p>	<p>infrastructure should also cross refer to policy SLE4 and make reference to the potential for the multiple uses of green infrastructure to include walking and cycling.</p> <p>Enhancement: The Development Management DPD should contain a policy which requires air quality impacts arising from specific operational and/or construction related development activities to be assessed.</p> <p>Enhancement: Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment could also encourage the protection of and increase the number of trees within the district.</p>	<p>Additional enhancement measures for the Development Management DPD to contain a policy which requires air quality impacts arising from specific operational and/or construction related development activities to be assessed are not yet provided.</p>	

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
to growth ESD16: The Character of the Built and Historic Environment ESD17: The Oxford Canal ESD18: Green Infrastructure				
Bicester 1 North West Bicester Eco-Development	<p>The SA has identified no significant negative effects.</p> <p>A significant positive effect is recorded with regards to housing and social exclusion (SA Objective 1) as the proposals at North West Bicester would provide 5,000 high quality homes to the north west of Bicester (at least 1793 within the Plan period) with 30% as affordable. In addition, there is potential for extensive SuDS and the policy provides for extensive greenspace. Significant positive effects are identified for employment and for economic growth as the site is identified as mixed use and now for Policy now mentions waste reduction and recycling, and includes provision of Code for Sustainable</p>	<p>Enhancement: Include design standards to ensure high quality built development</p> <p>Mitigation: The policy should contain a requirement for the development to be set back from the watercourse to the north of Lords Lane. Required by the Environment Agency.</p> <p>Mitigation: Suggest the addition of design out crime or other wording in the 'Key site specific design and place shaping principles' section of the policy, if not included elsewhere in the Local Plan</p> <p>Mitigation: For all greenfield sites which potentially contain the best and most versatile agricultural land, the Council should require an accurate</p>	<p>The policy has been amended to address the mitigation and enhancement measures identified in relation to, high quality built development, and development set back from the watercourse, and assessment of best and most versatile agricultural land and soil management can be required. However, there is no requirement for good quality soil to be retained on site.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development</p>	<p>This site is a greenfield site, and agricultural land and development will inherently result in the permanent irreversible loss of agricultural land.</p>

Table 8.3: Results of the SA process

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>Homes Level 5 which improves performance to minor positive.</p> <p>Uncertain effects were indicated against objective 7 Policy now includes reference to mixed use development with centre hubs providing facilities and services, with footpath and cyclepaths and bus stops throughout the development making them accessible and improving performance to minor positive.</p> <p>Given the current designation as greenfield, there is the potential for a rise in crime although this is uncertain. 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 recorded against SA Objective 8.</p> <p>Walking and cycling will be key methods of transport for the</p>	<p>assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p>Mitigation: Under 'Key site specific design and place shaping principles' noise should be a key design consideration.</p> <p>Mitigation: More detail in the design of proposals, density, overall impressions etc.</p> <p>Mitigation: Specific reuse of buildings where possible and sustainable design.</p> <p>Mitigation: Provide more detail on biodiversity projects. This should address BAP targets, habitat creation and the conservation and enhancement of protected sites.</p> <p>Enhancement: the policy could cross refer to the resource efficiency requirements of the Eco towns PPS.</p> <p>Enhancement: The policy could refer to the Eco towns PPS waste requirements.</p>	<p>proposals to be compatible with Secured by Design.</p> <p>Mitigation for biodiversity has been addressed through requirements for a biodiversity strategy to demonstrate no net loss of biodiversity, and provision of an Ecological and Landscape Management Plan.</p> <p>Mitigation relating to the density of housing within developments has been addressed by guidance contained in Policy BSC 2.</p> <p>Mitigation measures relating to the retention and incorporation of Listed Buildings and other buildings worthy of retention have been addressed.</p> <p>Proposals must provide a biodiversity strategy and a net gain in biodiversity must be demonstrated addressing the mitigation for biodiversity.</p> <p>Sustainable design has been included through requirements for zero carbon development and Code level 5 for dwellings. Enhancements on waste have been addressed by</p>	

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	<p>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 positive effect. Minor positive effects are identified in relation to creating vibrant communities and access to services and facilities and in relation to impact on the countryside and historic environment.</p> <p>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 positive effects in terms of greenhouse gas reductions from the use of fossil fuel energy for transport.</p>		<p>requirements for a waste strategy and provision for sustainable waste management during construction and during occupation</p> <p>Mitigation relating to noise from rail lines has been addressed within the policy by requiring development proposals to consider and mitigate against noise impacts.</p>	
Bicester 2 Graven Hill	<p>The SA has identified no significant negative effects.</p> <p>A significant positive effect is identified for employment and</p>	<p>Enhancement: The policy should be amended to include recommendations from the Level 2 Strategic FRA.</p>	<p>The policy requires the adoption of a surface water management framework, includes recommendations</p>	<p>No significant negative residual effects are identified.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>economic growth through significant on site employment land and premises provision. The site should provide up to 2,070 jobs and will help promote accessible employment opportunities. Significant positive effects are identified in relation to the provision of housing.</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), poverty and social exclusion (through increased employment and onsite service provision), 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, as well as the new Bicester Relief Road sought in the policy), efficient use of land (the majority of the site is previously developed land), air quality (reduced need to travel to services/facilities through onsite provision and sustainability of location), biodiversity (the policy aims to create a net gain in biodiversity although onsite mitigation is required), congestion (reduced need</p>	<p>Enhancement: The policy could be improved through providing for new cycle lanes and footpaths on the site.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: Provision of public art</p> <p>Mitigation: The policy should require consideration of noise mitigation measures for new development especially as this coincides with the main areas of residential development.</p> <p>Mitigation: The policy should clarify whether there is likely to be any links with the retained army barracks.</p> <p>Enhancement: Targets could be set through conditions to recycle demolition materials. The policy should consider the potential to reuse any buildings or demolition materials.</p> <p>Enhancement: The policy could be stronger in requiring public transport accessibility, and should acknowledge the potential impacts of the use of the rail siding on any sensitive receptors.</p> <p>Enhancement: Retail study needs to</p>	<p>from the Level 2 SFRA and Level 2 SFRA Addendum September 2012, and cross-references SuDS Policy ESD7. It is considered that this satisfies mitigation measures regarding flood risk, sustainable water management and use of SuDS.</p> <p>The policy has been amended to address mitigation measures with relation to links with any retained military uses. It has also been amended to require the recycling and potential reuse of demolition materials where possible.</p> <p>The mitigation measures relating to landscape, visual and historic assets are considered to be now adequately addressed by policy ESD16 and the requirement for provision of an Ecological and Landscape Management Plan.</p> <p>The policy has been amended to require the provision of</p>	

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>to travel due to onsite service provision and general sustainability of location, and the potential provision of a new Bicester Relief Road), waste (provision for sustainable waste management is made in the policy through reference to ESD3), energy (compliance with energy and sustainable construction standards in ESD3 required), use of resources (through requirement of policy for development to achieves exemplary performance with the sustainable construction standards for Bicester) and tourism (by new public access to the woodland).</p> <p>Minor negative effects are identified in relation to sustaining vibrant communities 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>Minor positive effects are identified in terms of landscape and heritage (new landscaping onsite will improve the visual impact compared to the buildings presently on site.</p>	<p>be completed and policy updated if necessary.</p> <p>Enhancement: Habitat management plan should be prepared to manage the woodland and other habitats across the whole site.</p> <p>Enhancement: Impacts on landscape, visual and historic features should be fully assessed as part of the planning application. Historic features of interest on the site should be retained and incorporated into the development if feasible.</p> <p>Enhancement: The policy should require transport impacts to be assessed prior to consent. The policy could be stronger in requiring public transport accessibility.</p> <p>Mitigation: Policy should include requirement for an ecological survey assessing the cumulative effects of development at this site and other development, on the Local and District Wildlife Sites in the vicinity.</p>	<p>public art.</p> <p>Mitigation measures relating to noise are considered within the policy with regards to impacts from transport including rail. Should be addressed within the policy – mitigation is not addressed.</p> <p>Mitigation for biodiversity has been addressed through requirements for a biodiversity strategy to demonstrate no net loss of biodiversity, and through an Ecological and Landscape Management Plan.</p> <p>Enhancement measures relating to waste and recycling are considered to be now adequately covered by policies ESD3 and ESD16. No change to Local Plan.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to achieve Secured by Design accreditation.</p> <p>The policy has addressed other</p>	

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
			<p>enhancement measures relating to, public transport accessibility, cycle lanes and footpaths, Strategic FRA, SuDS, and habitat management and retention of important buildings and historic assets.</p> <p>The retail study has been completed and has been used to inform this policy.</p> <p>Supporting text to the policy requires an ecological survey to examine the cumulative effects of development at this site and other development, on the Wildlife Site at Graven Hill and other Local and District Wildlife Sites in the vicinity</p>	
Bicester 3 South West Bicester – South West Bicester Phase 2	The SA found significant positive effects with regard to housing (land provision for housing) and services and facilities through the provision of a local centre and new school. The Policy also scored well in relation to accessibility where there would be a significant positive effect due to integration with the phase 1 development, the extension of shuttle	<p>Mitigation: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Mitigation: If no separate policy on density for greenfield development then this needs to be included within</p>	<p>The policy has been amended to address mitigation measures with relation to requirements for SuDS taking account of the Council's SFRAs, agricultural land and soil management, cultural heritage and archaeology.</p> <p>Provision of cycleways is included in the site specific</p>	This site is a greenfield site, and agricultural land and development will inherently result in the permanent irreversible loss of agricultural land. However, it is low grade agricultural

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>bus service to Bicester Town Railway Station, the opportunity for connection to new SW perimeter road and due to the relative proximity to the town centre and a major supermarket and other facilities.</p> <p>There is potential for a positive effect on biodiversity as this is relatively low at present for a greenfield site and the policy requires enhancement including through wildlife corridors.</p> <p>New evidence received through the consultation in 2013 suggested that there are nearby records of rare and notable butterflies (Small Heath, Grizzled Skipper, Wall, White-letter Hairstreak and Small Blue) and grass snake (UK Protected Species) and Barn Owl (protected under Schedule 1 of Wildlife & Countryside Act 1981 (as amended)), have also been recorded in the area. Opportunities should be taken to enhance the site for these species.</p> <p>Health facilities are to be located at North West Bicester the site is relatively close to Bicester Community Hospital and a site is reserved as health village on Phase 1. A minor positive effect is therefore</p>	<p>this policy.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p>Mitigation: Add wording to the effect of protecting cultural heritage and archaeology including the conversion of any important farm buildings (subject to outcome of current planning application).</p> <p>Mitigation: Suggest including cycling in site specific design principle.</p> <p>Mitigation: Include mention of local resources to be provided where applicable.</p> <p>Enhancement: include reference to watercourse and establishing the edge of the development.</p> <p>Enhancement: The policy should be amended to include recommendations from the Level 2 Strategic FRA.</p>	<p>design principles</p> <p>Policy BSC2 now adequately addresses density requirements for housing developments.</p> <p>Enhancement measures relating to the FRA and the watercourse being used to establish the edge of development is addressed by requiring development not to encroach within 8m of the watercourse banks</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to achieve Secured by Design accreditation.</p> <p>Policy ESD10 requires relevant habitat and species surveys to be submitted with proposals affecting sites with known or potential ecological value, which would now include this site. This is considered sufficient to address this mitigation measure.</p>	<p>land.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>envisaged.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extent will contribute to this objective. This changes the assessment of the policy for SA objectives employment and skills objectives 17 and 18 from minor positive to potential minor positive.</p> <p>The site has high capacity to receive development in terms of landscape sensitivity. The site is greenfield and therefore does not support the achievement of this SA Objective. However, it is low grade agricultural land. This coupled with the requirement for an assessment of agricultural land is required by the policy and a soil management plan which may be required to be submitted with planning applications reduces the major negative to minor negative.</p>	<p>Enhancement: update with movement study when results available in relation to access / transport requirements for phase one.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Enhancement measure: update with results of Economic Analysis Study if relevant.</p> <p>Enhancement: Ecological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures, which address species on site and those in surrounding areas, in particular the protected species.</p>	<p>Transport requirements for phase one have been updated within the policy.</p>	
Bicester 4 Bicester Business Park	<p>Significant positive effects are identified in terms of employment and</p>	<p>Mitigation: The SuDS policy should cover the appropriate type of SuDS</p>	<p>The mitigation measure relating to SuDS is considered</p>	<p>The site is greenfield land and</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>economic growth (through the provision of employment land and premises for the town) . Although the site has planning permission for a hotel it is uncertain whether this use will ever be built on the site and therefore the effect on tourism has been assessed as neutral</p> <p>Significant positive effects are identified with relation to access to services and facilities and reducing congestion (because of the proximity of the site to other development sites in Bicester and the town centre, thus reducing the need to travel to service provision and potentially providing employment for the new residents of development at South West Bicester phases 1 & 2).</p> <p>Minor negative effects are identified in relation to flood risk as, although parts of the site are in Flood Zones 2 & 3, non-sensitive (employment) uses are proposed within the policy. Minor positive effects are identified for health and well-being, poverty and social exclusion (through the creation of employment opportunities), sustaining vibrant communities through improvements to townscape and public realm, air</p>	<p>being used at each development site of this should be included within each of the site policies, where this information is known.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and-a soil management plan .submitted with the application which will ensure that soils will be retained on site or used off-site.</p> <p>Enhancement: Where new development is proposed in close proximity to an existing sewage treatment works, the operational characteristics of the STW should be appraised. For example, in relation to odour, developers should be required to justify that there will be no adverse amenity impact on occupiers of the development.</p> <p>Enhancement: further surveys would be needed to establish the extent to which development might be</p>	<p>to be adequately addressed by Policy ESD7.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be compatible with Secured by Design.</p> <p>The policy contains a cross-reference to the Sustainable Development policies. Also, the Local Plan requires that all new non-residential development must meet at least BREEAM 'Very Good'.</p> <p>Mitigation requiring an assessment of agricultural land quality has not been addressed within the policy. However, the site already has planning permission (07/01106/OUT). The reuse of soils is sought by policy ESD10, but is not a requirement for development proposals. Policy Bicester 4 may require a soil management plan to be submitted with proposals, which partly addresses the</p>	<p>development will result in the permanent loss of agricultural land. There is the potential for good quality soils to be lost if a soil management plan is not a requirement of development proposals.</p>

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	<p>pollution (reduced due to a reduced need to travel based on sustainability of location and local employment opportunities), reducing crime and the fear of crime (Secure by Design under ESD16), biodiversity (plan policies require a net gain in biodiversity on development sites), water quality (the plan contains policies on water quality and energy (the policy requires sustainable construction standards to be met) and waste (sustainable construction standards also involve the sustainable management of waste)).</p> <p>A significant negative effect is identified in relation to efficient use of land (SA Objective 8) as the site is currently a greenfield site. The Site is greenfield and therefore does not support the achievement of this SA Objective. However, it is low grade agricultural land. A soil management plan may be required to be submitted with planning applications. The reuse of soils is sought by policy ESD10, although is not a requirement for development proposals, and for these reasons the performance is judged to be minor negative.</p>	<p>restricted by the presence of protected species.</p> <p>Enhancement: The policy should identify the importance of minimising the fragmentation of habitats and the importance of enhancing, restoring or creating networks of habitats where possible.</p> <p>Mitigation: The policy should contain a cross-reference to the sustainable development policies.</p>	<p>mitigation measure.</p> <p>The policy now addresses the operational characteristics of the STW and the protection and enhancement of biodiversity.</p> <p>Site specific requirements do not specifically identify the importance of minimising the fragmentation of habitats and the importance of enhancing, restoring or creating networks of habitats where possible. But this and the requirement for further surveys is addressed by Policy ESD10. In addition, the policy seeks structural planting and landscape proposals within the site to provide for the enhancement, restoration and creation of wildlife corridors.</p>	
Bicester 5	The Bicester Masterplan identified	Mitigation: Need to link open space	The mitigation measure	No significant

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Strengthening Bicester Town Centre	<p>how a southerly extension of the town centre could provide space to help accommodate Bicester's growth needs and enable improvements to the connectivity of the existing town centre. The Local Plan does not propose changes to the Town Centre boundary.</p> <p>The SA has identified significant positive effects in relation to reducing poverty and social exclusion, creating a vibrant community, improving access to services, the use of previously developed land and urban renaissance, employment and economic growth . (SA Objectives 4, 6, 7, 8, 17 and 18).</p> <p>Minor positive effects are identified in relation to housing, health and well-being,), reducing crime and the fear of crime (Secure by Design under ESD16), , landscape and historic environment, and tourism as well as air quality, and congestion as the site is well connected to the town centre. (SA Objectives 1, 3, 5, 9, 11, 12, 13, 14, 15, 16, 19). Performance against SA Objective 11 was enhanced to minor positive by the requirement that <i>development should have particular regard to enhancing the</i></p>	<p>provision with existing flood zone 3.</p> <p>Mitigation: The policy should require SuDS measures to be incorporated into new development, particularly south of the town centre.</p> <p>Enhancement measure: The policy should provide for the provision of new health care facilities as needed. The Local Neighbourhoods DPD should explore the potential expansion of the town centre boundaries and the future of the Community Hospital.</p> <p>Mitigation: any potential loss of recreation land / playing pitches at Pingle Fields / Bicester Sports Association land, resulting from the extension of the town centre, would need to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, unless the development is for alternative sports and recreational provision for which the needs clearly outweigh the loss.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Enhancement: The policy should</p>	<p>relating to SuDS is considered to be adequately covered by Policy ESD7.</p> <p>Policy BSC8 which supports the replacement of Bicester Community Hospital is considered to address the enhancement measure on health facilities.</p> <p>The mitigation measure relating to recreation is now dealt with by policies BSC 10 and 11 and reference is now made within the supporting text to the policy and will be explored through the Local Neighbourhoods DPD.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to achieve Secured by Design accreditation.</p> <p>Enhancement measures for green infrastructure including cycle lanes and footpaths are considered to be addressed through Policy ESD 10, and</p>	negative residual effects are identified..

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	<p><i>character of the Conservation Area</i> and this means the policy now meets one of the sub-objectives (Sub-objective 2).</p> <p>Minor negative effects are identified in relation to flood risk, sustainable waste management and water resource management (SA Objectives 2, 14, 15).</p>	<p>provide for new cycle lanes and footpaths.</p> <p>Enhancement measure: The policy should require an air quality assessment to be carried out in relation to the new development.</p> <p>Enhancement measure: The policies could be enhanced through promoting the incorporation of green infrastructure within the town centre where possible. The Bicester Masterplan and Local Neighbourhoods DPD could promote the incorporation of green infrastructure.</p> <p>Enhancement: Local Neighbourhoods DPD and Bicester Masterplan may need to encourage re-development to be linked to Bicester village expansion</p> <p>Enhancement: The policy should contain a cross-reference to the sustainable development policies.</p> <p>Enhancement measure: The policies could contain a cross reference to the renewable energy policy and other appropriate topic policies.</p>	<p>ESD 18 which requires that green infrastructure network considerations are integral to the planning of new development. The enhancement measure relating to air quality is now addressed by policy ESD3.</p> <p>The application of Policy ESD 3 Sustainable Construction to all strategic sites allocated for development within the Local Plan is considered to deal with the proposed enhancement</p> <p>The policy encourages the aim of re-development of the Town centre to assist the connectivity with Bicester village.</p>	
Bicester 6 Bure	The Draft Bicester Masterplan has	Mitigation: The policy should require	The mitigation measure	There may be

Table 8.3: Results of the SA process

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
Place Town Centre Redevelopment Phase 2	<p>identified how a southerly extension of the town centre would provide space to help accommodate Bicester's growth needs and enable improvements to the connectivity of the existing town centre. The Bicester Masterplan analysis will be used as the basis for identifying a new Town Centre boundaries . Consideration of the options as part of the Local Neighbourhoods DPD may need to be undertaken.</p> <p>The SA has identified significant positive effects in relation to reducing poverty and social exclusion, creating a vibrant community, the use of previously developed land and urban renaissance, accessibility, economic growth and employment.</p> <p>Minor positive effects are identified in relation to crime reduction, landscape, heritage and tourism as well as air quality and congestion as the site is well connected to the town centre. Minor negative effects are identified in relation to flood risk, sustainable waste management and water resource management. There is a potential adverse impact on the Pingle Fields sports pitches which would need to be addressed.</p>	<p>SuDS measures to be incorporated into new development, particularly south of the town centre.</p> <p>Enhancement measure: The policy should provide for the provision of new health care facilities as needed.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: Need to link open space provision with existing flood zone 3</p> <p>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p>Enhancement: The policy could promote good design, and the adoption of sustainable design in construction practices and use of recycled materials.</p> <p>Enhancement measure: The policy should require an air quality assessment to be carried out in relation to the new development.</p> <p>Enhancement: Need inset map specific reference needed to conservation, archaeology and listed buildings needs protection within the policy</p>	<p>relating to SuDS requirements is considered to be covered by Policy EDS 7.</p> <p>New town centre development, including town boundaries are now being dealt with by the Local Neighbourhoods Plan DPD and informed by the Bicester Master Plan process. This will include exploring provision of open space within flood zone 3 to the south of the town centre. It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals achieve Secured by Design accreditation ensuring high quality design in the proximity of natural and historic assets. It also requires all new development to meet high design standards and therefore ins considered adequate to address the enhancement requiring good design.</p> <p>Policy ESD 10 requires air quality assessments from</p>	<p>residual negative effects in relation to reducing consumption and sustainable construction. However, the other policies in the Local Plan are likely to ensure this is minimised.</p>

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		<p>Enhancement measure: The policies could be enhanced through promoting the incorporation of green infrastructure within the town centre where possible.</p> <p>Enhancement: The policy could contain a cross-reference to the sustainable development policies.</p>	<p>development proposals that would be likely to have a significantly adversely impact on biodiversity by generating and increase in air pollution. The application of this policy is considered to deal with the proposed air quality enhancement measure.</p> <p>The application of Policy ESD 3 Sustainable Construction to all strategic sites allocated for development within the Local Plan is considered to deal with the proposed enhancement.</p> <p>Enhancement measures for green infrastructure including cycle lanes and footpaths are considered to be addressed through Policy ESD 10, and ESD 18 which requires that green infrastructure network considerations are integral to the planning of new development.</p> <p>The application of Policies ESD 1 to 7 within the Local Plan is considered sufficient to address the enhancement measure relating to sustainable</p>	

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			development.	
Bicester 7 Meeting the Need for Open Space, Sport and Recreation	See summary for Banbury 11 below.	N/A	N/A	N/A
Bicester 8 Former RAF Bicester	A significant positive effect is identified with regards to SA Objective 8, the efficient use of land as the policy seeks to encourage the re-use of the previously development land on the site (defence land) and buildings in order to bring buildings into effective community and other uses for the benefit of Bicester residents and visitors. By bringing the site and buildings back into use, this policy supports urban renaissance. The policy also seeks to protect the fabric of the existing historic buildings, and therefore the character of the site, as opposed to developing many new buildings. Potential positive effects on health and wellbeing as the policy promotes the use of the site for recreation and community use. A significant positive effect is identified with regards to tourism as the policy supports heritage tourism uses and is conservation led.	<p>Mitigation: The policy should require development proposals to include a sustainable travel plan.</p> <p>Mitigation: Policy should include a biodiversity and heritage conservation led approach.</p> <p>Enhancement: The policy could contain a cross-reference to the sustainable development policies.</p> <p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: Include education / skills enhancement in policy wording.</p> <p>Enhancement: the policy could encourage opportunities for improving access to the countryside.</p>	<p>The policy requires development to accord with the approved Planning Brief, which proposes a conservation-led approach to the historic environment. This coupled with the policy's requirements for development to maintain and enhance the character of conservation area, listed, scheduled and other important structures, their setting, and protect the sensitive historic fabric of the buildings and preserve the openness of the airfield is considered sufficient to address the enhancement.</p> <p>Policy ESD10 Protection and Enhancement of Biodiversity and Natural Environment which requires protected species surveys and demonstration of a net gain in biodiversity is considered adequate to</p>	<p>No significant negative residual effects are identified.</p> <p>There may be minor residual negative effects in relation to air quality.</p>

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	<p>The policy promotes an appropriate mix of uses on this site with an emphasis on tourism. Leisure, recreation and community uses should help reduce social exclusion by providing publicly accessible facilities. The policy sets out a conservation led approach which should have a positive effect in preserving the historic fabric of buildings.</p> <p>A significant positive effect is identified with regards to employment and the economy (SA Objectives 17 and 18). The policy will create jobs through the employment and tourism uses to be provided. Making the most of this prominent site will also add to Bicester's economic competitiveness.</p> <p>South eastern corner of the site falls within the Bicester Airfield Local Wildlife Site. Remainder of the site now a proposed Local Wildlife Site pending on further surveys. (TVERC January 2012)</p> <p>A positive effect is likely with regards to the historic environment and access to the countryside through making an important part of Bicester's historic environment publicly accessible (recreation and</p>		<p>address mitigation measure.</p> <p>The application of Policies ESD 1 to 7 within the Local Plan is considered sufficient to address the enhancement measure relating to sustainable development.</p> <p>Enhancement measure to encourage opportunities for improving access to the countryside has been addressed in the policy and this will also be addressed within Bicester Master Plan.</p> <p>The policy requires consideration of the Council's SFRA cross-references the RAF Bicester Planning Brief that requires the preparation of a FRA as part of development proposals for the site. Both documents guide SuDS provision for this site and their cross-reference together with the application of Sustainable Policies is considered to address the proposed enhancement.</p> <p>Enhancement suggesting the inclusion of education / skills in</p>	

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	<p>community uses) and aided specifically through the provision of a heritage museum. The policy may also help improve the connectivity of Bicester residents to the countryside to the north. The policy encourages bringing historic buildings back into active use which should help to prevent crime. The re-use of the historic buildings should help to conserve natural resources.</p> <p>There is a considerable distance to town centre which may result in negative effects to air quality.</p> <p>The RAF Bicester Planning Brief notes that educational use might be appropriate, particularly involving accommodation, but the expectations of modern learning environments could require structural changes to buildings that would adversely affect their character and appearance</p>		the policy wording has not been taken forward.	
<p>Bicester 9 Cemetery Provision in Bicester; and Banbury 13 Burial Site Provision in Banbury</p>	<p>New land is needed at Banbury and Bicester.</p> <p>There is an uncertain effect as the Policies do not specify locations and there could be a loss of Greenfield land. There will be positive effects in terms of the provision for the local community.</p>	<p>Mitigation: Liaison with the Environment Agency and detailed ground investigations will be required and the proposed sites will need to be suitable in terms of the ground conditions and ground water conditions. This detail will need to be included within the Planning</p>	<p>The Bicester Masterplan identifies Bicester 1 as the preferred location for a cemetery.</p> <p>Supporting text to Policy Banbury 13 states that the cemetery land allocation will be dealt with in the Local</p>	<p>Development could result in the loss of greenfield land, and or agricultural land although the significance of this residual effect is currently unknown.</p>

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		Obligations SPD and the Local Neighbourhoods DPD if it is not included within the Local Plan.	Neighbourhoods DPD. Policies Bicester 9 Banbury 13 both require detailed ground investigations to address the mitigation measure.	
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 poverty and exclusion, 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. 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 positive regarding energy and waste management since the policy requires compliance with policies ESD1 – 7.</p> <p>There is <i>potential</i> for significant negative biodiversity effects given the</p>	<p>Mitigation: Proposals will need to undertake FRA – development masterplan should avoid inappropriate development in flood zones.</p> <p>Mitigation: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used off-site.</p>	<p>The mitigation measure relating to FRA is addressed through the SRFA and the policy's requirement for full mitigation of flood risk in compliance with Policy ESD 6, and for up to date information to be used for a FRA. Policy ESD 7 SuDS requires site specific FRAs to determine the appropriate SuDS and Bicester 10 lists specific SuDS types for the site. This is considered to address the mitigation measure on SuDS.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment and its cross-referencing within Bicester 10, now adequately addresses reducing crime and the fear of crime by requiring development proposals to achieve Secured by Design accreditation.</p>	<p>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 impact is recorded.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>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>Enhancement: Travel Plan to maximise connectivity between the site and existing development.</p> <p>Mitigation: Propose site Habitat Management Plan covering 10 years to maximise biodiversity on the site.</p> <p>Mitigation: Proposals should set out a method of preserving archaeological heritage either <i>in situ</i> or excavated.</p> <p>Mitigation: The policy should afford protection to priority habitats and species in addition to protected ones. Suggested wording: "<i>Adequate investigation of, protection of and management of priority and protected habitats and species on site given the ecological value of the site</i>"</p>	<p>Additions relating to biodiversity and the need for ecological surveys address the mitigation measure relating to habitat management plans.</p> <p>Policy now addresses mitigation measure relating to agricultural land assessment and a soil management plan may be required.</p> <p>The policy has been amended to require design criteria to reduce visual impact, address the conservation and enhancement of the Alchester SAM and a staged programme of archaeological work in liaison with statutory consultees.</p> <p>The need for a travel plan is now included within the policy, addressing the enhancement measure.</p> <p>Mitigation measure for biodiversity has been addressed through changes to policy wording in the key site specific design principles as suggested.</p>	
Bicester 11 North	There are significant positive effects	Enhancement: The policy should	The policy has been amended	Residual effects

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
East Bicester Business Park	<p>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).</p> <p>Minor positive effects are identified in relation to poverty and social exclusion, crime reduction (owing to cross reference to ESD16) accessibility, 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 also identified with regards to the consumption of resources, water and waste management, and energy efficiency, because the policy</p>	<p>ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used off-site.</p> <p>Mitigation: The policy should require archaeological survey as part of any application for development of this site.</p>	<p>to address SuDS enhancement.</p> <p>The policy has been amended to address the mitigation measure with relation to agricultural land and soil management.</p> <p>Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be compatible with Secured by Design.</p> <p>The policy has been amended to take account of the setting, character and appearance of RAF Bicester.</p>	<p>include the permanent irreversible loss of greenfield land and agricultural land.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>requires adherence with plan policies ESD1-5 on sustainable construction and sustainable water management. (SA Objectives 13, 14, 15, 16)</p> <p>A minor negative effect is identified for biodiversity because the site is partly comprised of a proposed Local Wildlife Site which is in conflict with the proposed development. However, 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>			
Bicester 12 South East Bicester	<p>The SA has identified significant positive effects in relation to SA Objectives 3, 6, and 10):</p> <p>Health and well-being: The development will include good access to the countryside, and should create a walkable neighbourhood with cycle routes to encourage sustainable modes of travel. In addition, a contribution will be made to green space sports and recreation.</p> <p>Sustaining vibrant communities: as</p>	<p>Mitigation: The policy should contain a cross-reference to the sustainable development policies.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: For all greenfield sites which potentially contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan</p>	<p>The policy now contains cross reference to Policies ESD1-5.</p> <p>The policy has been amended to address the mitigation measure with relation to agricultural land and soil management.</p> <p>Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be</p>	Residual effects include the permanent irreversible loss of greenfield land and agricultural land.

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	<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. However, noise impact from the railway line must be mitigated as much as possible by means of buffers/barriers/screening. The public realm will be enhanced through provision of open space, a walkable neighbourhood and consideration of street frontages and building heights.</p> <p>Biodiversity: as the policy 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>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</p>	<p>to be submitted with the application which will ensure that soils will be retained on site e.g. in gardens or used off-site.</p> <p>Enhancement: The policy should stipulate what proportion of new housing will be affordable, in line with current policy and best practice.</p> <p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: Policy should require proposals to ensure mitigation and enhancement contribute to the Action Plan Targets within the Ray Conservation Target Area.</p> <p>Enhancement: Policy should ensure development minimises harm to the SAM, its associated earthworks, and field systems. Open access to the monument should be managed in such a way as to prevent harm.</p> <p>Enhancement: The policy could contain a cross-reference to Policy ESD3.</p> <p>Enhancement: The policy should</p>	<p>compatible with Secured by Design. The policy requires a high degree of connectivity with the surrounding development which may help to reduce the fear of crime.</p> <p>The policy now stipulates the proportion of housing which should be affordable.</p> <p>The policy has been amended to address mitigation and enhancement measures regarding the Conservation Target Area, Scheduled Ancient Monument and links to the public transport network.</p> <p>The policy has not addressed the listing of the SRFA Level 2 Addendum recommendations including specific SuDS for the site.</p>	

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	<p>respects the setting of the Scheduled Ancient Monument and the adjacent countryside.</p> <p>A significant negative effect is identified in relation to efficient use of land (SA Objective 8) because the site is mainly farmland.</p>	<p>incorporate recommendations from the Level 2 SFRA Addendum, 2012</p> <p>Enhancement: The policy could be improved through ensuring links to the existing public transport network.</p>		
Banbury 1 Banbury Canalside	<p>The assessment has identified a number of significant positive effects which relate to several of the SA objectives including the provision of housing, accessibility, the efficient use of land and urban renaissance, reducing air pollution and congestion, landscape and historic environment, water quality, energy and tourism.</p> <p>The completed Banbury Flood Alleviation Scheme (FAS) will remove from flood zones 3b the parts of the site which were previously included. A site specific Level 2 SRFA was completed in February 2013 taking this into account, which concluded that the site can be redeveloped safely. These new circumstances mean the policy is no longer considered to be major negative, but minor positive against Objective 2.</p> <p>A number of minor positive effects</p>	<p>Mitigation: include in the policy the need to undertake a noise survey and put in place appropriate mitigation.</p> <p>Mitigation: The policy should ensure that the River Cherwell and the Oxford Canal should be retained in a semi-natural state through the site. The mature trees and strip of semi-natural vegetation should be retained along the banks.</p> <p>Mitigation: due to the habitats on the site (e.g. river, canal, trees, buildings), the policy should also identify that ecological surveys will be required prior to planning consent being given and appropriate mitigation put in place.</p> <p>Mitigation proposed in response to further baseline information (Banbury LSCA March 2013): Unrecorded archaeological remains should be considered in any development</p>	<p>Most of the mitigation measures have been addressed through changes to policy wording</p> <p>The policy requires the findings of the SFRA which accounts for the FAS, to be taken into account in development proposals. Site specific FRAs are also required under Policy ESD6.</p> <p>The policy has been amended to require planning applications to be accompanied by a noise survey.</p> <p>Mitigation measure requiring archaeological remains to be considered in any development applications and appropriate records made of any finds is now addressed by Policy ESD16 which requires information on assets sufficient</p>	No significant residual negative effects identified.

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>are identified in relation to poverty and social exclusion and waste. Open space will be provided helping to reduce poverty and social exclusion and improve health, reducing crime and the fear of crime (through proposals being compatible with Secured by Design). The provision of urban spaces, a school and nursery are proposed helping to create a vibrant community. Minor negative effects are identified in relation to creating vibrant communities (with regards to potential noise issues associated with existing sources e.g. the railway line). However, the policy requires planning applications to be accompanied by a Noise Survey.</p> <p>The policy was previously considered uncertain against SA Objective 3, (but likely to be minor positive), because information was not known at the time regarding the requirements for health care provision. The Primary Care Trust (PCT) has since confirmed that additional healthcare provision will not be required on site, so the policy's performance is now considered to be minor positive</p>	<p>applications and appropriate records made of any finds</p> <p>Enhancement: The policy could be amended to include reference to ensuing that the development is designed to be safe and secure, such as in line with the principles of 'Secure by Design'</p> <p>Mitigation: Early work on Banbury Masterplan, Canalside SPD and Local Neighbourhoods DPD should address the viability of relocating existing employment.</p>	<p>to determine the potential impacts of development on them to be included with development proposals. This and ESD16's other requirements is considered sufficient to address the mitigation measure suggested.</p> <p>The policy has been amended to address connectivity, creation of walkable neighbourhoods and to require compliance with Policy ESD16 which addresses design principles including 'Secure by Design'.</p> <p>Final Canalside SPD and identification of non strategic sites in the Local Neighbourhoods DPD will address viability of relocating business.</p>	

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	<p>against this SA Objective because of because of its requirements for provision of high quality open spaces for recreation along the canal.</p> <p>The policy will result in junction improvements, better pedestrian and cycle routes from the station, across the river and canal, reduced car parking provision and new bus route therefore having positive effects in relation to reducing greenhouse gases and air pollution.</p> <p>A canal and river corridor will be maintained allowing for biodiversity to be preserved and enhanced.</p> <p>The site will provide 950 homes on previously developed land at a high density leading to efficient use of land.</p> <p>There will be no loss of agricultural land.</p> <p>Recreation will be provided in line with Council standards and will provide a linear park along the river and canal.</p> <p>Businesses will be lost on the site, but it is anticipated these will stay in the district. Although some businesses will be relocated from the canalside area, new jobs will be</p>			

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	<p>created through construction and retailing leading to a neutral economic effect. New commercial uses to the north of the site should provide employment and economic growth which would have a potential positive effect.</p> <p>The improvements to the river and canal, canal basin and commercial area could attract tourists.</p>			
Banbury 2 Hardwick Farm, Southam Road (East and West)	<p>No significant positive effects have been identified.</p> <p>Significant negative effects are identified in relation to efficient use of land as the site is not previously developed and will lead to the loss of agricultural land of mixed grade 2, 3a and 3b.</p> <p>Negative effects are also identified in relation to air pollution as the site is located a significant distance from some key destinations (e.g. the town centre) which could create longer journeys leading to more emissions. The site also has the problem of severance from the employment sites in Grimsbury. However there are excellent opportunities to link the site with high quality pedestrian/ cycle network already in place in the north</p>	<p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: Recommendations in the Level 2 Strategic Flood Risk Assessment Addendum should be incorporated.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: The policy should encourage the provision of links into the open countryside from the town.</p> <p>Mitigation: For all greenfield sites</p>	<p>The policy requires 30% affordable housing and cross refers to the policy on housing mix.</p> <p>Information on specific SuDS techniques and Level 2 SFRA has been added.</p> <p>The policy requires a well-designed approach which affords good access to the countryside and the wider town. It also provides opportunities to link the site to the Cherwell Country Park (Banbury 14)</p> <p>Banbury 2 requires compliance with Policy ESD16 which covers Secured by Design</p>	<p>Residual effects include the permanent loss of agricultural land, and residual negative air quality impacts which may be reversible.</p>

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	<p>of Banbury.</p> <p>The policy has the potential for significant negative effects are identified in relation landscape and the historic environment. However the policy wording recognises the challenges in relation to landscape issues and historic assets and asks for these to be considered in proposals. Therefore a minor – ve/minor +ve is recorded.</p> <p>Minor positive effects are identified with regards to reducing crime and the fear of crime, biodiversity, resource use, waste, energy and poverty and social exclusion and reducing the risk of flooding (now that the policy requires the Level 2 SFRA to be taken into account, which requires the adoption of a surface water management plan and site and locational specific SuDS types).</p> <p>There could be potential benefits to local employment and skills from community selfbuild affordable housing but this is not a requirement in the policy neither indication of its scale to ascertain its effect.</p> <p>Employment and skills objectives 17 and 18 are scored as uncertain/minor</p>	<p>which potentially contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site e.g. in gardens or used off-site.</p> <p>Mitigation: Impact on the setting of the crematorium west of Southam Road needs consideration.</p> <p>Mitigation: The policy should promote walking and cycling through provision of footpaths and cycle paths to link into the surrounding area and networks. It should also promote links to existing public transport network in the area.</p> <p>Enhancement: The policy should promote accessibility to existing employment uses and this should be covered in a travel plan for the site.</p> <p>Enhancement: The policy should ensure that adequate affordable housing is provided on the site, of a suitable dwelling mix.</p> <p>Enhancement: The policy should clearly state the known flood risk at the site, and should state the</p>	<p>principles.</p> <p>The policy indicates that development proposals need to consider an address any potential amenity issues from the M40 and the crematorium and respect the landscape sensitivity of the site especially to the west.</p> <p>Policy changes have addressed mitigation measures regarding agricultural land and soil management.</p> <p>Provision of a travel plan has been addressed.</p> <p>The policy requires good accessibility to public transport services and creation of a walkable neighbourhood. The emerging Banbury Masterplan will also deal with further detail for the site. The policy requires the submission of travel plans and transport assessment s alongside planning application to maximise connectivity with existing development. This would cover existing employment development</p>	

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>positive +/-?</p> <p>Minor negative effects are identified in relation to health and well-being, sustaining vibrant communities, road congestion and travel.</p> <p>There may be noise impacts from the M40.</p>	<p>requirement for SUDS measures as appropriate.</p> <p>Mitigation and enhancement identified as a result of further baseline information (2013):</p> <p>Policy should require ecological survey, to include survey of the nearby pond for Great Crested Newt and an assessment of the suitability of on-site habitat and likelihood of use, with appropriate mitigation measures.</p>	<p>including that in the north of Banbury and therefore it is considered to address the mitigation measure.</p> <p>The policy requires a Great Crested Newt survey.</p> <p>Additional mitigation and enhancement measures not detailed here will be dealt with in the Banbury Masterplan</p>	
Banbury 3 Land West of Bretch Hill	<p>The SA identifies significant positive effects with regards to housing provision as the site will provide up to 400 new homes with a mixed tenure. 30% of the units will be affordable.</p> <p>There is also a significant positive effect on poverty and social exclusion (SA Objective 6) as extra care housing and the opportunity for self-build affordable housing will be provided and the development is intended to bring about wider benefits to the existing community including provision of open space in the form of a linear park.</p> <p>A significant negative effect is identified in relation to efficient use of land because the site is greenfield</p>	<p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known</p> <p>Mitigation: Need to check whether improvements to an existing surgery are required</p> <p>Mitigation: clarify whether a community centre will be provided on site or whether contributions will be required to an existing centre in Bretch Hill.</p> <p>Enhancement: The policy should ensure high quality design that will</p>	<p>The policy requires that development complies with policy ESD7: Sustainable Drainage Systems, and requires a surface water management framework to be provided. The policy lists site specific SuDS requirements and the need for a site specific FRA. SuDs enhancement has been addressed.</p> <p>The policy requires proposals to bring wider community benefits for the Bretch Hill Area with contributions towards the improvement of existing community facilities in the area, including improvements to</p>	<p>Residual effects include the permanent loss of high grade agricultural land.</p>

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>and will lead to the permanent loss of Grade 2 agricultural land. Soils could be lost as there is no requirement for these to be retained on site. However, the policy requires the submission of an agricultural land assessment and soil management plan.</p> <p>Minor positive effects are identified in relation to access to services (the development will preserve and enhance existing links from the urban area to the countryside and the layout, landscaping and open space provision will be designed to respect the sensitive landscape setting and historic environment and guided by a landscape and visual impact assessment), creating vibrant communities (as the policy requires contributions to local facilities) and water quality (through the promotion of a surface water management framework), resources consumption, waste and energy efficiency.</p> <p>There could be potential benefits to local employment and skills from community self-build affordable housing but this is not a requirement in the policy neither there is indication of its scale to ascertain its</p>	<p>assist in reducing crime and fear of crime.</p> <p>Mitigation: A travel plan should be prepared as part of an outline planning application and the policy should require this.</p> <p>Mitigation: Make specific reference to cycle links within policy.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site e.g. in gardens or used off-site.</p> <p>Mitigation: Need to calculate the area of grade 1 and 2 to be lost.</p> <p>Mitigation: the policy should require allotment provision, where high grades of agricultural land is located.</p> <p>Mitigation: The policy should identify that protected species and hedgerow surveys should be undertaken and appropriate mitigation put forward as part of a planning application.</p> <p>Enhancement: the policy could also</p>	<p>existing surgery/on site provision. Surgery mitigation has been addressed</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built and Historic Environment which requires development proposals to achieve Secured by Design accreditation. This is considered sufficient to address this mitigation.</p> <p>A transport assessment and travel plan are required by the policy.</p> <p>Policy requires effective footpaths and cycle routes, linking with existing networks, bus stops, urban areas and community facilities.</p> <p>Mitigation measure relating to surveys of agricultural land, soil management plan and, allotments requirements have been addressed within the policy.</p> <p>The policy requires preservation and enhancement of biodiversity and the undertaking of ecological</p>	

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	<p>effect. Employment and skills objectives 17 and 18 are scored as uncertain/minor positive (+/?)</p> <p>Uncertain effects are identified for health and well being because although the site could provide informal recreation and semi-natural green space to meet identified deficiencies it is uncertain whether other local deficiencies can be met.</p> <p>Minor negative effects are identified in relation to , biodiversity, reducing air pollution and congestion.</p> <p>The policy performs well against SA objective 9 because it promotes sustainable modes of transport through provisions of cycle ways and footpaths linked in with the existing network and to community facilities and bus services.</p> <p>Uncertain, but likely positive effects are identified in relation to sustaining vibrant communities. Provision of new recreation and open space facilities could assist.</p> <p>integration with Bretch Hill (physically and socially) and will help retain important views of landscape features to the west. The development will either provide new</p>	<p>make specific reference to the treatment of the urban edge and the need for a full landscape and visual impact assessment.</p> <p>Enhancement: The policy could require a CHP feasibility and viability study to be completed for the development.</p>	<p>surveys to identify wildlife corridors and features to be protected including badgers, bats.</p> <p>There have been subsequent Landscape Sensitivity and Capacity Assessments in 2013 which address the enhancement which suggests the need for a full landscape and visual impact assessment.</p> <p>The enhancement requiring a CHP feasibility and viability study to be completed for the development will be required for this development of over 400 houses and to demonstrate exemplary compliance with policies ESD1-5.</p>	

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	community facilities or contribute towards the improvement of existing facilities.			
Banbury 4 Bankside Phase 2	<p>The SA has identified a significant positive effect in relation to housing as the development will provide approximately 400 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.</p> <p>A number of minor positive effects are identified, in relation to health and well being, poverty and social exclusion , sustaining vibrant communities (affordable housing / local services and facilities), reducing crime, biodiversity (including protection of trees, retention of hedgerows & wildlife corridors), access to the countryside, the use of resources and energy (continuation of Phase 1 development).</p> <p>The policy requirements regarding connectivity with the wider town, community facilities and existing and proposed development by sustainable means of transport has</p>	<p>Mitigation: Check that existing health care facilities have the capacity to take additional residents.</p> <p>Mitigation: The policy should include a requirement for a travel plan and the extension of the bus services which will serve the rest of the Bankside development.</p> <p>Mitigation: The policy should require an assessment of agricultural land quality to provide an accurate assessment of the grade of land and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p>Mitigation: the potential for allotments to be provided on the highest grade of agricultural land should be considered as an additional policy requirement.</p> <p>Enhancement: The policy should encourage the retention of the line of semi-mature ash trees within the development.</p> <p>Enhancement: Policy Banbury12</p>	<p>Information form PCT does not indicate the need for surgery provision as part of Bankside Phase 2. It is considered that the mitigation measure relating to health care facilities has been addressed.</p> <p>Infrastructure needs part of policy refers to bus route extension from phase 1 (which would enable access to the town centre). A transport assessment and travel plan is required. The policy also requires a layout of development that enables a high degree of integration and connectivity with Bankside Phase One and provides good linkages for cyclists and pedestrians to the wider urban area.</p> <p>Mitigation measures for agricultural assessment, a soil management plan, and allotment requirements_have now been addressed within the</p>	Residual effects include the permanent loss of agricultural land.

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	<p>now been strengthened and scores a minor positive against air pollution and congestion objectives 9 and 12..</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.</p> <p>Employment land and community facilities will be included within Bankside Phase 1 which will be easily accessible for residents of Phase 2.</p> <p>There could be potential benefits to local employment and skills from community self-build affordable housing but this is not a requirement in the policy neither there is an indication of its scale to ascertain its effect. Employment and skills objectives 17 and 18 are scored as uncertain/minor positive +/-</p>	<p>could refer to ensuring that proposals to develop the football club facilities will include assessment of potential effects on the community on match days such as noise, traffic and parking.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Enhancement: The policy should require archaeological assessment, with appropriate mitigation action prior to development.</p>	<p>policy.</p> <p>Retention of Ash trees is now in the policy.</p> <p>The enhancement measure proposed for policy Banbury 12 for an assessment of the potential effects on the community has been addressed in that policy</p> <p>It is considered that the policy requirement for compliance with Policy ESD16 adequately addresses enhancement measure relating to crime and fear of crime, and the requirement for an archaeological assessment.</p>	
Banbury 5 North of Hanwell Fields	<p>The SA has identified significant positive effects in relation to housing (through the provision of 500 new homes, of which 30% will be affordable).</p> <p>A significant negative effect is identified in relation to efficient use of</p>	<p>Mitigation: The policy should provide for new sport and recreational opportunities on the site.</p> <p>Mitigation: The policy should encourage walking and cycling on and to the site.</p>	<p>The policy now includes requirements to provide new sport and recreational opportunities on the site.</p> <p>Mitigation to encourage walking and cycling has been addressed by the requirement</p>	Residual effects include the permanent loss of agricultural land.

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>land because the site is greenfield and will result in the loss of grades 2 and 3b agricultural land.</p> <p>Minor negative effects are identified in relation to accessibility in relation to distances to key destinations, access to services and facilities due to distance from town centre, and congestion, landscape and access to the countryside and potential impacts on the setting of Hanwell’s historic environment.</p> <p>Minor positive effects are identified in relation to health and well being through provision of open space, play and recreation, poverty and social exclusion (through the provision of affordable and social housing), the provision of vibrant communities and water quality (through the promotion of a surface waste management framework), and biodiversity.</p> <p>The Final Draft LSCA 2013 indicates a low capacity for employment development on this site whether industrial or commercial due to employment development not being in keeping with existing local landscape character or uses. Banbury 5 no longer promotes employment development on site.</p>	<p>Mitigation: The policy should require an assessment of agricultural land quality to provide an accurate assessment of the grade of land and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p>Mitigation: The policy should limit the height of development to protect the setting of Hanwell and establish a varied woodland edge, replacing current areas used by walkers beyond the new edge.</p> <p>Mitigation: Consideration needs to be given to the setting of Hanwell Conservation Area and associated listed buildings. Archaeology survey/excavation recommended due to close proximity to medieval village. Contours mean the area will be visible from town and nearby villages. North of the site is site of medieval fishponds, probably associated with the deserted village.</p> <p>Enhancement: The policy should be reworded to ensure that it does not pre-empt the outcome of an assessment with regards to the effects of development on the favourable conservation status of</p>	<p>for the layout to create a walkable neighbourhood, and provide new footpaths and cycleways linked with the existing network, the wider urban area and community facilities.</p> <p>The policy has been amended to include requirements for agricultural land assessment,, a soil management plan, and allotment provision in accordance with Policy BSC11.</p> <p>Policy now includes limits on the height and extent of built development to avoid adverse effects on the Hanwell Conservation Area and ‘soft’ edge respecting the rural countryside setting. The policy requires development to respect and minimise impacts of historic assets and archaeological potential. It requires an archaeological survey.</p> <p>The policy has been amended to respond to potential effect of</p>	

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>There could be potential benefits to local employment and skills from community self-build affordable housing but this is not a requirement in the policy neither there is an indication of its scale to ascertain its effect. Employment and skills objectives 17 and 18 are scored as uncertain/minor positive +/-</p>	<p>European Protected Species of bat present on or using the site. Suggested wording: <i>Detailed consideration...including impacts on protected species of bats and their roost and the feasibility of mitigation which may include relocation of the roost,...</i></p> <p>Mitigation: The policy should include a cross reference to the sustainable development policies.</p> <p>Enhancement: The policy should include accessibility to existing employment land.</p>	<p>development on protected species.</p> <p>The policy also requires enhancement of the semi-mature band of trees on northern and western boundaries and establishment of a Green Buffer between the site and Hanwell village.</p> <p>The policy requires exemplary compliance with policies ESD1 to 5 must be demonstrated.</p> <p>Mitigation to include accessibility to existing employment areas has been addressed by the requirement for travel plan and transport assessments to accompany development proposals to maximise connectivity with existing development. This would include existing employment including that in the north of Banbury.</p>	
Banbury 6 Employment Land West of M40	<p>The SA has identified a significant positive effect in relation to employment through the provision of 6.3 hectares (net remainder of the site) of land for employment uses .</p>	<p>Mitigation: amend policy to include requirement for corridors on the site to maximise existing corridors on the site and connections with</p>	<p>Policy addresses mitigation for wildlife corridors requiring development to demonstrate enhancement and creation of corridors and creation of green</p>	<p>Residual effects include the permanent loss of greenfield land (although there are</p>

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	<p>These effects may be positively amplified through the connectivity and proximity to other areas such as Canalside.</p> <p>No significant negative effects were identified.</p> <p>The SA identifies a minor negative effect with regards to efficient use of land because the site is considered to be greenfield, although there are buildings on site associated with the sewage works. The site has a 20% chance that soils are the Best and Most Versatile (BMV).</p> <p>Minor negative effects are identified in relation to biodiversity because there are habitats on site which could be lost through development.</p> <p>Minor positive effects are identified in relation to waste management and energy (through the requirement for adherence with policy ESD3), and landscape and heritage as the site has a high capacity to accept development in landscape terms.</p> <p>The site is positive in terms of economic growth as the site is proposed for employment-generating development.</p> <p>Minor positive effects are also</p>	<p>surrounding wildlife corridors.</p> <p>Mitigation: due to the habitats which are likely to be on the site (e.g. trees, hedgerows and minor watercourses), the policy should also identify that ecological surveys will be required prior to planning consent being given and appropriate mitigation put in place.</p> <p>Mitigation: The policy should require an assessment of agricultural land quality to provide an accurate assessment of the grade of land and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used offsite.</p> <p>Enhancement: there is a need to undertake an FRA for the site. The SUDS policy should cover the appropriate type of SUDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: the policy could include a requirement to provide some small business start-up units if it were considered that this site was the preferred location for these types</p>	<p>infrastructure.</p> <p>Ecological surveys will be required under Policy ESD 10 because of the site's known ecological potential with regards trees, hedgerows and watercourses.</p> <p>Policy addresses the requirement for assessment of agricultural land and soil management plan.</p> <p>The policy directs development to outside Flood zone 3 and cross references to Policy ESD 6 which requires an FRA for all proposals located in flood zones 2 and 3. Only 'less vulnerable' development is proposed on this site.</p> <p>Policy does not preclude small start-up business units. Further detail on whether this type of unit is best suited/desirable in this location could be explored through the Banbury Masterplan.</p> <p>Policy ESD16 with which this policy requires proposals to comply with together with English Heritage comments on</p>	<p>buildings on the site, so this is likely to be of minor significance).</p>

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>identified in relation to poverty and social exclusion (through job creation opportunities), accessibility (the site is proximate to the town centre and the policy seeks to maximise connectivity between the site and the town centre and other existing developments), air pollution and congestion (through encouragement for sustainable travel), and consumption of resources (through encouragement for sustainable travel and adherence to sustainable policies ESD1 -5 requirements)</p>	<p>of units within Banbury.</p> <p>Enhancement: The policy should reference the potential heritage asset on site and require archaeological investigation and recording if the remains cannot be preserved in situ.</p> <p>Enhancement: the policy could set specific targets for the site in terms of CO₂ reductions and proportion of renewable / low carbon energy to be generated on site.</p> <p>Enhancement: the transport assessment should include consideration of whether existing bus services will adequately serve the site and whether a new high frequency bus service is needed.</p> <p>Enhancement: given the good access to the motorway that this site has, the policy could require travel plans to be prepared as a planning condition to ensure that car travel is not the dominant method of transport to this employment area.</p>	<p>the site, is considered to address the requirement for assessment of archaeological and heritage assets.</p> <p>Policy cross references and requires exemplary compliance with climate change mitigation policies EDS 1-5. Banbury 6 requires proposals to be accompanied by a transport assessment and travel plan. As an additional enhancement adaptation specific targets for the site could be developed through the Banbury Masterplan.</p> <p>Enhancements for heritage assets and archaeology have been addressed in the policy.</p> <p>The site lies within walking distance to bus and train station and can be integrated with and connected to existing employment sites. The policy requires a transport assessment and travel plan to be prepared. Potential for bus service enhancements will be informed by emerging Movement strategy for Banbury and the Masterplan for the</p>	

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			town.	
Banbury 7 Strengthening Banbury Town Centre	<p>This policy provides support for town centre uses within an extended Banbury Town Centre boundary. It now includes the Spiceball Development Area (mixed uses including night time economy) (Banbury 9) and a small part of the Canalside regeneration site (Banbury 1). It identifies land within the town centre to help meet Banbury's identified need for retail floor space as well as positioning Banbury to compete on a regional basis. Key sites of strategic importance to the future of the town centre are identified and have been assessed separately Banbury 9 and 1 but also Bolton Road (Banbury 8).</p> <p>The policy encourages retail, leisure and other town centre uses which is likely to have a significant positive effect in creating and sustaining vibrant communities and potentially on cultural activity. It will have a minor positive effect with relation to the SA objective to sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district and a</p>	None	N/A	N/A

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	significant positive effect with relation to the SA objective to improve accessibility to all services and facilities. There is potential for a minor negative effect on crime but also potential for a positive effect by designing out crime in new development.			
Banbury 8 Land at Bolton Road	<p>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:</p> <ul style="list-style-type: none"> maintaining vibrant communities through the replacement of community centre and enhancing townscape and public realm; accessibility and air pollution as the thrust of policy is about improving accessibility and connectivity; landscape and historic assets as re-development of the site has the potential to improve the rears 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; and the use of resources and energy as 	<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</p>	<p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be compatible with Secured by Design.</p> <p>A transport assessment and travel plan is required to be submitted with proposals.</p> <p>The policy requires exemplary demonstration of compliance with sustainable policies which include sustainable construction and climate change mitigation. The Bolton Road Masterplan which will be adopted as an SPD will set out the detail to address enhancement measures regarding potential land</p>	No significant negative residual effects are identified

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	<p>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 waste, health and well-being, employment economic growth and tourism. A number of uncertain effects are identified. There relate to the following:</p> <p>Housing - because although The policy states that residential use would be acceptable it would be secondary to the wider retail and leisure proposals.</p> <p>Efficient use of land - because there may be contamination present on the site.</p> <p>Travel - because it is not known whether the level of parking to be provided within the development is appropriate.</p> <p>Water resources - as information is not yet available on river water quality and contaminated land.</p> <p>The LSCA 2013 identified the site as having some limited roosting potential for bats and birds.</p>	<p>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>contamination and site specific SuDS.</p> <p>Policy ESD 10 will be applied given the new evidence that the site has the potential for bat roosts (LSCA, 2013).</p> <p>Policy addresses enhancement on public art by requiring <u>provision</u>.</p> <p>The policy encourages sustainable modes of transport which includes cycling</p> <p>Pedestrian and cycle linkages enabling connectivity with existing networks is required by the policy.</p> <p>Policy requires proposals to comply with ESD16 which requires submission of sufficient information on heritage assets in order to determine the impact of proposals on their significance and archaeological surveys where needed.</p>	

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	(Banbury LSCA, 2013).			
Banbury 9 Spiceball Development Area	<p>The SA has identified potential significant positive effects in relation to potential limited housing provision above commercial premises and with regard to employment as the site will include an arts centre and new library, which will provide some local employment opportunities. In addition, improved pedestrian access will be provided from the town centre and additional car parking.</p> <p>No significant negative effects were identified.</p> <p>Minor positive effects are identified in relation to health and well-being, poverty and social exclusion, sustaining vibrant communities, efficient use of land (as the site is a previously developed site), accessibility and air quality (as the site is located next to the town centre close to bus routes), landscape and heritage, economic growth and tourism.</p> <p>Minor negative effects are identified in relation to flood risk, resource consumption, waste management, water resource management and energy.</p>	<p>Mitigation: Flood mitigation measures will be required on the site. The policy should include the requirement for an FRA to accompany future planning applications.</p> <p>Mitigation: The policy should provide a requirement for SUDS measures to be included in new development on the site.</p> <p>Mitigation: The SUDS policy should cover the appropriate type of SUDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p>Enhancement: The policy should include measures for biodiversity enhancement within the new public space in proximity to the canal and river.</p> <p>Mitigation: The policy should include a cross reference to the sustainable development policies.</p> <p>Mitigation: The policy should require that a renewable energy feasibility</p>	<p>Policy addresses mitigation on flooding and SuDS through requirement for FRA and SuDs provision in accordance with Policy ESD 7 and site specific guidance in the Council's SFRA Level 2. Further site specific information is likely to be progressed through the SPD for the site.</p> <p>Mitigation for cycle lanes and footpaths is addressed by requirements to ensure pedestrian and cycle linkages are integrated with the public realm including improved public access from the town centre.</p> <p>The policy does now contain a cross reference to the sustainable development policies.</p> <p>Any development falling within the thresholds identified in Policy ESD 5 will require a renewable energy feasibility study.</p> <p>Measures for biodiversity enhancement within the new</p>	No significant negative residual effects are identified

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		<p>study be undertaken on the site, in relation to the new development proposed.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime.</p>	<p>public space in proximity to the canal and river are not addressed directly within the policy. Policy ESD17 and ESD10 would be applied to any proposals. This should address the enhancement measure.</p> <p>The Masterplan SPD for the site will explore further site specific and development details.</p> <p>Previously no mention of 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>	
Banbury 10 Bretch Hill Regeneration Area	<p>The SA identified significant positive effects with regard to housing as the aim of policy is housing led regeneration.</p> <p>Positive effects were identified as the policy sets out a requirement for improvements to GP surgery to meet aspiration of improving health and wellbeing. The policy should also result in improved retail and community facilities and services.</p> <p>The SA identified further positive</p>	<p>Mitigation: Confirm GP surgery status.</p> <p>Mitigation: In supporting text, state how poverty / social exclusion will be addressed.</p> <p>Enhancement: Suggest inclusion of crime in either background text or policy as a particular issue.</p> <p>Mitigation: Suggest inclusion of crime in either background text or policy as a particular issue</p>	<p>Policy's infrastructure needs state that improvements to the existing surgery may be required.</p> <p>The supporting text the policy addresses the mitigation measure on poverty and social exclusion though regeneration and investment in retail and community facilities. The policy lists the housing initiatives which could deliver the</p>	No significant negative residual effects are identified

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	<p>effects as the purpose of regeneration, as stated, is to encourage proposals which would result in improvements to the community fabric of the area and this should also address deprivation. It will achieve this through improvements to public realm through betterment of existing housing stock, and the improvement/small scale redevelopment of existing community facilities including at Wood Green.</p> <p>Minor positive effects were also identified in terms of reducing green gas emissions; reducing congestion and improving travel choice through the policies measures for improving sustainable transport in the area as well as increasing awareness of public transport opportunities.</p> <p>The SA also identified that whilst this is small scale urban renewal/small scale redevelopment policy, it is being undertaken in a built up area. Furthermore, there is an emphasis on improving the local housing stock.</p> <p>The policy supports self-build affordable housing schemes which aims to provide training in construction skills as well as provide</p>	<p>Enhancement: Access to facilities could be improved. Policy could strengthen emphasis on getting people to and from facilities so that they can be used.</p> <p>Mitigation: A travel plan (which includes cycling, walking and public transport) for the Bretch Hill area should be prepared as part of the Banbury Masterplan which deals with current deficiencies and identifies opportunities for improvement.</p>	<p>regeneration programmes as part of a multi-agency partnership</p> <p>The policy now cross-references 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>The policy's place shaping principles require development layouts to support improved walking and cycling connections to the town centre as well as walking links with bus stops. This helps to address the enhancement on improving access to facilities.</p>	

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Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	housing.			
Banbury 11 Meeting the Need for Open Space, Sport and Recreation and Bicester 7 Meeting the Need for Open Space, Sport and Recreation	<p>The policies respond to identified deficiencies and future shortfalls of open space, sport and recreation provision in both Bicester and Banbury.</p> <p>The policy for Bicester encourages the development of a park around the edge of the town including open space as part of committed development in south west Bicester and through the eco-town. It also seeks to establish a community woodland between the south west Bicester link road and Chesterton and encourages proposals for the restoration and use of Stratton Audley Quarry for informal outdoor recreation, however stipulates that any proposals need to be compatible with the site's designation as a Local Wildlife Site and partial SSSI.</p> <p>Therefore the policies are having a minor positive impact in relation to health and well-being, improving access to services and facilities, conserving and enhancing biodiversity and protecting, enhancing and make accessible for enjoyment, the district's countryside</p>	None	N/A	N/A

Table 8.3: Results of the SA process

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	and historic environment.			
Banbury 12 Land for the Relocation of Banbury United FC	<p>The SA has identified a significant positive effect in relation to health and well-being as the Site lies within Bloxham and Bodicote Ward which has existing deficiencies in natural/semi-natural and amenity greenspace, children/young person's playspace and tennis court provision. (Greenspace Strategy Background Document, 2008). The site could potentially be used to address identified deficiencies in provision on land which is not required by the football club, as the site is larger than their needs require. In developing this site along with Bankside it could become integrated into a network of green infrastructure (LSCA, 2010).</p> <p>A negative effect is identified in relation to the efficient use of land because it is greenfield land and will result in the loss of agricultural land. The policy now requires an agricultural land assessment and provides for a soil management plan to be submitted with proposals. A significant potential negative effect is recorded in relation to potential noise impacts from the football club on nearby residents. Minor positive</p>	<p>Mitigation: the policy should require proposals to develop the football club facilities to include assessment of potential effects on the community such as noise.</p> <p>Mitigation: The policy should require an assessment of agricultural land quality to provide an accurate assessment of the grade of land and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used offsite.</p> <p>Mitigation: the policy should require proposals to develop the football club facilities to include a transport assessment and travel plan to be prepared.</p> <p>Mitigation: The policy should identify that an ecological assessment should be undertaken and appropriate mitigation put forward as part of a planning application.</p> <p>Mitigation: the planning application should be accompanied by a lighting strategy which is design to limit upward transmission and glare in order to avoid adverse effects on</p>	<p>The policy addresses the mitigation of potential effects on the community through an assessment. The supporting text acknowledges that proposals will need to consider detailed traffic and amenity impacts.</p> <p>The policy addresses mitigation on agricultural land and soil management, a transport assessment and travel plan, ecological assessment, lighting strategy to tackle light pollution with regards effects on people and bats, landscape visual impact assessment.</p> <p>The response to the enhancement measure on anti-social behaviour and security has been addressed by the requirement for an assessment of potential effects on the community.</p>	<p>There may be minor residual effects with regards to noise which cannot be fully mitigated.</p>

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	effects are identified in relation to flood risk, crime and security, resources and energy and employment. Minor negative effects are identified in relation to maintaining vibrant communities (in terms of potential noise pollution), accessibility, air pollution, transport and congestion, biodiversity and landscape.	nearby residents and bats. Mitigation: The policy should require that the planning application should be accompanied by a landscape and visual assessment and appropriate mitigation should be put in place. Enhancement: the policy could require proposals to develop the football club facilities to include assessment of potential effects on the community such as anti-social behaviour and security.		
Banbury 13 Burial Site Provision in Banbury	See summary for Bicester 9 above.	N/A	N/A	N/A
Banbury 14 Banbury Country Park	The policy for Banbury country park builds on existing woodland to the north east of the town. A network of existing Rights of Way and permissive paths will provide public access to the majority of the flood alleviation scheme area and Wildmere Wood. Key site specific design and place shaping principles include: Woodland planting in the form of community woodland will form a major component of the scheme. The scheme will include the creation	None	N/A	N/A

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>of new habitats such as wetland scrapes, grassland and meadows.</p> <p>Therefore this policy has the potential to have a significant positive impact on the SA objectives “To conserve and enhance and create resources for the district's biodiversity.” and “To protect, enhance and make accessible for enjoyment the district's countryside and historic environment”.</p>			
Kidlington 1 Accommodating High Value Employment Needs	<p>The SA has identified significant positive effects in relation to accessibility, as the development area, once identified, will be located within an existing employment area within Kidlington, and for employment and economic growth as the policy will support the research and development sector and potentially provide employment growth for Kidlington.</p> <p>Uncertain effects are identified in relation to flood risk, biodiversity, landscape and heritage and water quality as the development site has not yet been identified. However, the policy requires a well-designed approach to the urban edge, including a comprehensive</p>	<p>Enhancement: The policy could ensure high quality design that will assist in reducing crime and fear of crime.</p> <p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used offsite.</p> <p>Mitigation: Once the site has been identified the potential effects with relation to flood risk, landscape and the historic environment and the water environment will need to be considered.</p>	<p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be compatible with Secured by Design. No further change to Local Plan.</p> <p>The policy addresses mitigation on agricultural land and soil management.</p> <p>The policy requires SuDS, exemplary compliance with ESD1-5, and development to respect the landscape setting of the site, and to preserve and enhance biodiversity and</p>	<p>This policy requires a Green Belt review. It is therefore possible, but uncertain, that the proposed development could use greenfield land. This could have potential significant adverse effects. The Council proposes to undertake this review as part of a emerging DPD which will be subject to a Sustainability Assessment.</p>

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>landscaping scheme which should help to create positive outcomes with regards to these topics.</p> <p>Minor positive effects are identified in relation to poverty and social exclusion (associated within increased job creation opportunities), air pollution and congestion (with uncertainty) associated with a reduced need to travel due to the sustainability of the location (at the Langford Lane Technology Park) and because the policy encourages integration and connectivity between new and existing development.</p> <p>Minor positive effects are identified in terms of resources, energy and waste management as the policy explicitly requires compliance with policy ESD1-5 which includes sustainable construction and renewable energy.</p> <p>A major negative effect (with uncertainty) is identified in relation to previously developed land since the policy requires a Green Belt review. Since there is insufficient non green belt land within the village of Kidlington to meet the requirements. The Council proposes to undertake this review as part of a emerging</p>		therefore addresses mitigation measures identified.	

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	DPD which will be subject to a Sustainability Assessment.			
Kidlington 2 Supporting Kidlington Village Centre	<p>This policy provides support for town centre uses within the boundary of Kidlington Village Centre. This will have a significant positive effect with relation to the SA objective to improve accessibility to all services and facilities.</p> <p>The policy also proposes the extension of Kidlington Village Centre boundary to include land not previously formally identified as being within the village centre. The purpose of doing so is to support the village centre and to improve connectivity between the existing centre and areas of other civic/community uses. Significant positive effects are therefore identified in terms of sustaining vibrant communities (in the policy's aims to enhance the public realm and improving the sense of place) and improving accessibility to services and facilities; and in supporting economic growth.</p> <p>Minor positive effects are identified in terms of improving health and well-being (the central area now extends</p>	None	N/A	No significant negative residual effects are identified

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	to include the health centre and the policy aims to improve connectivity between the two); reducing poverty and social exclusion (through increased service provision and economic growth), crime and the fear of crime (through combining residential uses with village centre uses and through creating a more vibrant centre), and employment (through supporting village centre businesses).			
C.4 Our Villages and Rural Areas Policy for Villages 1 – Village Categorisation Policy for Villages 2 – Distributing Growth across the Rural Areas Policy for Villages 3: Rural Exception Sites Policy for Villages 4: Meeting the Need for Open Space, Sport and Recreation	The SA has identified significant positive effects for housing provision, given the policy wording in ‘Village 2’ that housing will be located in the most sustainable villages and through the specification of housing to be delivered. Local services and facilities will be supported, helping to address social exclusion and the creation of vibrant communities. This housing provision can be assumed to also contribute positively to improving health and well-being through the provision of affordable housing. It is assumed that infill developments within villages rather than on greenfield land on the edges will minimise potential effects on biodiversity, landscape and	Mitigation: ensure the proximity of local services. Creation of Village Travel Plans.	Not yet provided	No significant negative residual effects are identified

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	improving the efficiency of land use. However, negative effects are identified with regard to transport and air quality. Rural residents will have more need for the use of a car and as such there could potentially be some increased emissions and trips resulting from increased rural populations resulting from housing growth. However the plan locates most development in the towns and the rural development policies direct development to the larger villages to minimise this effect.			
Policy for Villages 5 – Former RAF Upper Heyford	<p>Significant positive effects are identified for housing owing to the policy providing for 761 new homes, jobs and community facilities (the site already has planning permission). Significant positive effects are identified for vibrant communities, access to services, because of provision of play space, allotments and outdoor sports provision and community facilities.</p> <p>A significant positive effect has been identified in relation to land use efficiency as the site is previously developed.</p> <p>Minor positive effects are identified</p>	<p>Enhancement: the policy could seek the provision of a health centre if necessary.</p> <p>Enhancement: The policy should ensure high quality design that will assist in reducing crime and fear of crime and should take into account potential crime in and from other nearby villages.</p> <p>Enhancement: the policy could reference resource efficiency in construction as it is a large redevelopment site.</p> <p>Enhancement: Either include policy stating that renewables should be investigated or undertake study to</p>	<p>The infrastructure needs do not suggest that a health care centre is required at this site.</p> <p>It is considered that Policy ESD 16: The Character of the Built and Historic Environment now adequately addresses reducing crime and the fear of crime by requiring development proposals to be compatible with Secured by Design.</p> <p>The cross reference to policies ESD1 to 5 and requirement for exemplary compliance with them is considered sufficient to address mitigation and</p>	No significant negative residual effects are identified.

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>for health and well being, 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 are considered to be minor positive.</p> <p>Minor positive effects are identified for air quality as the site is isolated leading to long 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.</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</p>	determine what is viable on this site.	enhancement measures on resource efficiency in construction and renewables. Supporting text to Policy ESD 2 requires an Energy Strategy for developments over 10 dwellings.	

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	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 not specifically refer to low carbon and renewable energy generation opportunities on this large redevelopment site. However, the policy does specifically requires exemplary compliance 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.			
Policy INF 1	This policy performs positively against SA objectives for affordable housing because it sets out the Councils approach to this. It also performs positively against SA			No significant negative residual effects identified.

Table 8.3: Results of the SA process				
Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	<p>objectives on reducing the risk of flooding, and health and well being, and creating vibrant communities, because it provides for developer contributions towards infrastructure related to these objectives such as flood defence, SuDS, cycleways and health facilities. Its contribution to towards the provision of footpaths, cycleways and public transport supports objective 7. Other positive effects may occur for water resources owing the Infrastructure Delivery Plan's consideration of foul water drainage sewage treatment infrastructure. It may have marginal support for the sustainable tourism sector, but it would be difficult to predict or measure the level of impact.</p> <p>It has a neutral impact on objectives for reducing social exclusion and poverty, and crime and fear of crime, reducing resource consumption / sustainable construction and waste generation.</p> <p>There are uncertain effects for heritage assets, dependent upon how these projects are implemented there may be negative impacts unless other plan policies are applied</p>			

Policy / site	Summary of the impacts of the Submission Local Plan	Mitigation / enhancement measures put forward throughout the SA process	Response to mitigation / enhancements in the Local Plan	Residual adverse effects / performance
	to any proposals. One such example is the potential adverse impact of the Bicester relief road on Alchester Roman Town. This would be dealt with through other policies and procedures.			

Table 8.4: Potential cumulative effects of development proposed at Bicester				
Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual effects
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 10 Bicester 11 Bicester 12	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 not require a soil management plan, but enable one to be requested.	Residual effects include the cumulative negative impact of permanent loss of agricultural land surrounding Bicester.
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 10 Bicester 11 Bicester 12	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	Bicester Movement Strategy completed	Residual temporary negative cumulative effect on air quality.

Table 8.4: Potential cumulative effects of development proposed at Bicester

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual effects
		to be proposed within the Bicester Masterplan.		
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 8 Bicester 10 Bicester 11 Bicester 12	<p>The policies for the large scale mixed use developments all contain requirements to create 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>	Mitigation: A comprehensive biodiversity mitigation and enhancement plan for Bicester 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.	This mitigation measure has now been addressed through the commission of an Assessment of Cumulative Impact of Development at Bicester and the preparation of a Biodiversity Mitigation and enhancement Strategy.	Residual cumulative negative impact on biodiversity from the level of development.
Bicester 2 Bicester 10	Potential negative cumulative effect on Local Wildlife Site from development at Bicester 2 and Bicester 10. 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 which should not be associated with impacts such as noise/pollution	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 place.	<p>An ecological assessment of the cumulative impacts on wildlife sites around Bicester is being undertaken.</p> <p>Policy Bicester 2 requires an Ecological Management Plan which</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

Table 8.4: Potential cumulative effects of development proposed at Bicester

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual effects
			demonstrates no net loss of biodiversity.	minor.
Bicester 1 Bicester 2 Bicester 3 Bicester 4 Bicester 8 Bicester 10 Bicester 11 Bicester 12	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 (September 2010 and Final Draft March 2013).	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 surrounding areas but the policy for this site requires protection of sensitive historic fabric of the buildings. 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. However, there is a potential for negative cumulative	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	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 effects
	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.		Settlement.	
Bicester 1 Bicester 2 Bicester 4 Bicester 5 Bicester 6 Bicester 8 Bicester 10 Bicester 11	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 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.	None required.	N/A	N/A
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 8.5: Potential cumulative effects of development proposed at Banbury				
Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual 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	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 possible.	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 not require a soil management plan, but enable one to be requested.	Residual effects include the cumulative negative impact of permanent loss of agricultural land surrounding Banbury.
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 8.6: Potential cumulative effects (other projects, plans and programmes)				
Project, plan or programme / issue	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 concluded that no cumulative effect is likely in relation to the Cherwell Local	None proposed	N/A	N/A

Table 8.6: Potential cumulative effects (other projects, plans and programmes)				
	Plan and the High Speed Rail 2.			
<p>West Northamptonshire Joint Core Strategy Pre-Submission Joint Core Strategy (February 2011). Plans for development in South Northamptonshire to 2026.</p> <p>Brackley and Towcester will continue to provide local service centres.</p> <p>Brackley – 2,460 new homes proposed (of which 420 completed by 2010).</p> <p>Towcester - 2,460 new homes proposed (of which 480 completed by 2010)</p> <p>South Northants rural areas 3620 new homes proposed (of which 1630 completed by 2010)</p> <p>Provision of 16,000 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 ;</p> <p>local employment provision within sustainable urban extensions as set out in the sustainable urban extension policies; and</p> <p>tourism and visitor development in the rural areas.</p> <p>West Oxfordshire Draft Core Strategy Consultation January 2011 Plans for the period 2011 to 2026</p> <p>New residential development, economic development and supporting services will</p>	<p>Housing and employment growth is planned in the districts immediately surrounding Cherwell. These activities in neighbouring areas are not likely to result in changes to existing journey patterns between Cherwell and the neighbouring areas e.g. for work, services and leisure. 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 therefore been identified between the Cherwell Local Plan and housing and economic growth within the neighbouring districts.</p>	None Proposed	N/A	N/A

Table 8.6: Potential cumulative effects (other projects, plans and programmes)				
<p>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 more limited.</p> <p>Witney - 1,500 new homes to include a strategic development area to the west</p> <p>Carterton - 1,600 new homes to include a new strategic development area</p> <p>Chipping Norton - 400 new homes</p> <p>Aylesbury Vale Local Development Framework</p> <p>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. The council is in the process of developing a LDF but no document is available which presents a development strategy. Aylsebury 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> <p>5,986 new dwellings and 12,590 new jobs proposed within Oxford.</p> <p>Stratford-on-Avon Draft Core Strategy 2012</p> <p>This latest version of the Core Strategy consulted on options for the distribution of development across the district which included different percentages of housing</p>				

Table 8.6: Potential cumulative effects (other projects, plans and programmes)				
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.				

9 Monitoring

The SEA Regulations (Regulation 17) require the significant environmental effects of plans and programmes to be monitored, in order to identify at an early stage unforeseen adverse effects, and to be able to take appropriate remedial action. The monitoring undertaken on the Local Plan will help to:

- Monitor the significant effects of the plan;
- Track whether the plan has had any unforeseen effects; and
- Ensure that action can be taken to reduce / offset the significant adverse effects of the plan.

The Local Plan process will itself include a comprehensive monitoring programme which is focused on the achievement of the plan's objectives. This monitoring programme will enable the Council to track the success of individual policies and also to monitor the baseline environmental, economic and social conditions of the plan area.

The requirements of the SEA Regulations focus on monitoring the significant environmental effects so that any unforeseen adverse effects of the plan can be identified at an early stage and appropriate remedial action taken. Therefore, the SA monitoring framework will focus only on monitoring those effects that are significant or uncertain. The monitoring framework is included within Annex F. The monitoring framework relates to the residual effects of the Local Plan which will be those remaining after the mitigation put forward within this SA Report has been taken on board.

The provisions on monitoring apply after the Local Plan has been adopted, and therefore Annex F is only a draft framework. The final SA monitoring programme will be included in the SA adoption statement (once the plan is adopted) and this will reflect any changes made at Public Examination and prior to adoption.

10 Next Steps

The Cherwell Submission Local Plan will be submitted to the Secretary of State for Public Examination. This SA report will accompany the Submission Local Plan, and will present the residual effects of the Local Plan and identify how all mitigation and enhancement measures put forward within the SA process have been responded to by the Council.

The independent Public Examination will test the “soundness” of the Local Plan and consider representations on that basis. The Inspector appointed by the Secretary of State to conduct the Examination will either recommend that the Local Plan is adopted as it is (or with minor modifications), or will recommend non-adoption. If then asked to do so by the council, the inspector will recommend modifications to the document that would make it sound. Cherwell District Council may then only adopt the document with those modifications.

An SA adoption statement will need to be published in accordance with the SEA Regulations. These regulations state that as soon as reasonably practicable after the adoption of the plan a statement should be produced and published setting out how environmental considerations and opinions expressed through consultation have been taken into account in the plan-making process.

The SEA Regulations set out the particulars that should be covered by the statement as follows:

- How environmental (sustainability) considerations have been integrated into the Local Plan;
- How the Environmental Report (SA Report) has been taken into account;
- How opinions expressed in response to consultation have been taken into account;
- The reasons for choosing the Local Plan as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental (sustainability) effects of the implementation of the Local Plan (The finalised Monitoring Framework).



Cherwell Local Plan Submission


Sustainability Appraisal Report Annex A: Review of Relevant Plans and Programmes

Prepared for:
Cherwell District Council

Prepared by:
ENVIRON
Exeter, UK

Date:
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Author (signature):	C Mackenzie/ C. Poynton
Project Manager/Director (signature):	V. Tanner-Tremaine
	
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Annex A: Review of Plans and Programmes

1.1 Introduction

This Annex contains the review of the relevant plans and programmes which establish environmental protection objectives at international, European Community, national and local levels, which is required by the SEA Directive and SEA Regulations. No such list can be definitive but this review sought to identify and set out those most relevant to the Local Plan and its aims and objectives. The review also included legislation and policy which set environmental protection or sustainability targets and objectives which local authorities must take into consideration. Collectively these policies, plans and programmes (and including legislation) are referred to as PPPs.

These PPPs and the environmental and sustainability objectives within them informed the SA Framework, this included the setting of SA Objectives and sub-objectives as set out in Section 6 of the main SA Report.

The tables below include the PPPs which have been used since the beginning of the SA process and subsequent updates which have occurred throughout the SA process and plan-making.

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 which have informed the Local Plan.
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 which have informed the Local Plan.
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 which have informed the Local Plan.
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 Protocol (1992)	The key aim is to reduce the emission of greenhouse gases. The objective of the Kyoto climate change 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%	Interpreted into national and regional strategies which have informed the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	from 1990 levels by the year 2012.	
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 have informed the Local Plan.
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 have informed the Local Plan.
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 have informed the Local Plan.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Energy Performance of Buildings Directive 2002/91/EC	<p>The objective of this Directive is to promote the improvement of the energy performance of buildings within the community.</p> <p>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.</p>	Interpreted into national, regional and local strategies which have informed the Local Plan.
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. IPPC 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 and regional strategies which have informed the Local Plan.
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 have informed the Local Plan.
Biodiversity and Ecology		

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
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 obligations 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 have informed the Local Plan.
European Habitats Directive (92/43/EEC)	<p>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 Regulation 10 of the Habitats Regulations 1994. The government is currently transposing this into English law. The necessary amendments will now be made to the UK Conservation (Habitats, &c) Regulations, 1994.</p>	The Local Plan complies with this Directive by incorporating its requirements into the sustainability appraisal process, if appropriate.
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)	This Strategy defines a framework for the actions necessary to fulfil the European Community's legal obligations under article 6 of the Convention	The aims and objectives of the Community Biodiversity Strategy

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	<p>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 ecosystems, 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 	<p>have been incorporated into National Guidance on Biodiversity, in particular the UK Biodiversity Action Plan. The Local Plan should reflect national policy on biodiversity.</p>
<p>Convention on Biological Diversity (CBD) – United Nations Conference on Environment and Development (1992)</p>	<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.</p> <p>The Convention was opened for signature at the Earth Summit in Rio de</p>	<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 have informed the Local Plan.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	Janeiro on 5 June 1992 and entered into force on 29 December 1993.	
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.	Interpreted into national, regional and local strategies, which have informed the Local Plan.
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. 	The Directive was made law in England through the Air Quality Standards Regulations 2010 . Prior to these, existing national and regional strategies informed the Local Plan.
The European Nitrate Directive 91/676/EEC	The Directive was adopted on 12 December 1991. It concerns to the protection of waters against pollution caused by nitrates from agricultural sources.	Interpreted into national, regional and local strategies which have informed the Local Plan.
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 have informed the Local Plan.
EU Thematic Strategy for Soil Protection, including proposals for a Soil	An EU Soil Framework Directive was proposed as the best means of ensuring a comprehensive approach to soil protection across the EU.	Interpreted into national, regional and local strategies which have

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Framework Directive	<p>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>	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 have informed the Local Plan.
World Health Organisation Guideline Values (WHO, 2006)	<p>This document sets guidelines for healthy noise levels as follows:</p> <p>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'.</p>	The Local Plan should ensure and noise-sensitive development 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 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</p>	Interpreted into national, regional and local strategies which have informed the Local Plan.

	<p>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>	
Landscape		
<p>European Landscape Convention, 2000</p>	<p>The European Landscape Convention, 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</p>	<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.</p>

	protection, management and improvement to actual creation.	
Recreation		
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 have informed 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 have informed 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	Interpreted into national, regional and local strategies which have

	management of waste by reducing resources used and improving efficiency	informed the Local Plan. (The Waste (England and Wales) (Amendment) Regulations 2012 came into force on 1 October 2012)
Waste to Landfill Directive (99/31/EC)	<p>The objective of the Directive is to prevent or reduce as far as possible negative effects on the 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>	Interpreted into national, regional 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 	Interpreted into national, regional and local strategies which have informed the Local Plan.

	<ul style="list-style-type: none"> • 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 a sustainable transport system 	
<p>“Roadmap to a Single European Transport Area: Towards a competitive and resource efficient transport system” European Commission White Paper (2011)</p>	<p>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.</p> <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. 	<p>Interpreted into national, regional and local strategies which have informed the Local Plan.</p>

National

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable Development		
Sustainable Communities-Building for the Future (2003)	This Plan sets out the long-term programme of action for delivering sustainable communities for all, in both urban and rural areas. Part of the Government's wider drive to raise the quality of life in our communities through increasing prosperity, reducing inequalities, more employment, better public services health and education. It sets out a programme of action to tackle inequalities in housing in regions across England, with an aim of creating decent and good quality homes for all across the country.	Interpreted into regional and local strategies which have informed the Local Plan The Local Plan should promote the principles of sustainable development
Strong and Prosperous Communities: The Local Government White Paper, 2006	The aim of this White Paper is to give local people and communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a re-balancing of the relationship between central government, local government and local people	The Local Plan will be subject to public consultation
Policies for Spatial Plans: A guide to writing policy content of Local Development Documents. Planning Officers Society, 2005	This is a guide to the new spatial planning system that resulted from the Planning and Compulsory Purchase Act 2004. (The national planning policy changed with the publication of the NPPF in 2012, therefore this guidance would have been valid up until this date.)	The Local Plan has been informed by this guide
Firm Foundations: The Government's Framework for Community Capacity Building, 2004	This is the governments framework for community capacity building. It describes the steps being taken by government to enable more communities to help themselves and engage more effectively with public bodies. The Government has identified six principles, which will underpin its actions: <ul style="list-style-type: none"> • Adopt a community development approach • Recognise and build on what exists • Take the long view (long term process Ensure that appropriate support is accessible at neighbourhood, parish or community level 	The aims and objectives have been interpreted into local strategies which have informed the Local Plan. The strategy will be subject to public consultation

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Accept that learning in the broader sense, and in context broader than neighbourhood, parish or community, is a key to success for everyone involved. • Embrace diversity 	
Our Towns and Cities: The Future. The Urban White Paper 2000	The vision set out is for our towns, cities and suburbs to offer a high quality of life and opportunity for all.	The Local Plan should promote the principles of sustainable development and the urban renaissance, ensuring there are policies that promote a high quality of life in urban areas.
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	Note: The National Planning Policy Framework (NPPF) supersedes and replaces all former	The Local Plan should reflect the

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
Policy Framework (DCLG, March 2012)	<p>Planning Policy Statements (PPS) and Planning Policy Guidance (PPG).</p> <p>The NPPF introduces a presumption in favour of sustainable development.</p> <p>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, unless: <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 this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted. 	core principles of sustainable development as set out in this Framework
Planning Policy Statement 1 (PPS1): Delivering Sustainable Development, ODPM (2005)	<p>Sets out that sustainable development is the core principle underpinning the planning system. PPS1 provides the overarching planning policies on the delivery of sustainable development against the Government's four aims for sustainable development. These are:</p> <ul style="list-style-type: none"> • social progress that recognises the needs of everyone • effective protection of the environment • the prudent use of natural resources the maintenance of high and stable levels of economic growth and employment. <p>With specific reference to climate change, it advises that planning should seek to:</p> <p>Address causes and potential impacts of climate change</p> <ul style="list-style-type: none"> • Reduce energy use • Promote water efficiency • Reduce emissions • Promote renewable energy use • Location and design of development 	The Local Plan should reflect the core principles/objectives of sustainable development as set out in PPS1.

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> Promote sustainable and inclusive patterns of urban and rural development <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
<p>Planning Policy Statement: Eco-towns - A supplement to Planning Policy Statement 1 (2009)</p>	<p>This supplements PPS1. 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 <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>The Local Plan should meet the requirements of this supplement to PPS1.</p>
<p>Planning Policy Statement 11 (PPS11): Regional Spatial Strategies, ODPM (2004)</p>	<p>Deliver policy at the regional level and contribute to the culture change necessary to deliver the Government's Sustainable Communities Plan.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>The Local Plan should be prepared in accordance with PPS11.</p>
<p>PPS12, Local Spatial Planning June 2008</p>	<p>Planning Policy Statement 12 Local Spatial Planning (2008) replaces Planning Policy Statement 12: Local Development Framework (2004). Spatial planning is a process of place shaping and delivery. It aims to:</p> <ul style="list-style-type: none"> produce a vision for the future of places that responds to the local challenges and opportunities, and is based on evidence, a sense of local distinctiveness and community derived objectives, within the overall framework of national policy and regional strategies; translate this vision into a set of priorities, programmes, policies, and land allocations together with the public sector resources to deliver them; create a framework for private investment and regeneration that promotes economic, environmental and social well being for the area; coordinate and deliver the public sector components of this vision with other agencies and processes (eg LAAs); create a positive framework for action on climate change; and contribute to the 	<p>The Local Plan should be prepared in accordance with the requirements of PPS12.</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>achievement of Sustainable Development</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
Environmental Assessment of Plans and Programmes Regulations (2004)	These Regulations implement the EC's SEA Directive in England. They reproduce the Directive and do not add any further requirements, although they adapt the Directive to arrangements in the UK in certain respects.	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, ODPM (November 2005)	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 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 SA 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.

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
ODPM Public Service Agreement Targets 2005 – 2008	<p>PSA1: Promote better policy integration nationally, regionally and locally; work with departments to help them meet their PSA floor targets for neighbourhood renewal and social inclusion. PSA5: Achieve a better balance between housing and the demand for housing in all English Regions while protecting valuable countryside around our towns, cities and in the greenbelt - and the sustainability of existing towns and cities PSA7: By 2010, bring all social housing into a decent condition with most of this improvement taking place in deprived areas, and for vulnerable households in the private sector, including families with children, increase the proportion who live in homes that are in decent condition.</p> <p>Note: These PSA Targets were superseded by the PSA Targets 2008-2011.</p>	The Local Plan should be written in accordance with the PSA Targets.
Public Service Agreements 2008-2011	<p>Under these Agreements a total of 30 targets were set out under the following headings:</p> <ul style="list-style-type: none"> • Sustainable growth and prosperity • Fairness and opportunity for all • Stronger communities and a better quality of life • A more secure, fair and environmentally sustainable world <p>Note: PSA Targets were scrapped by the coalition Government in June 2010.</p>	The Local Plan should be written to contribute to meeting the PSA Targets.
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 the new settlement 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
Better Streets, Better Places. Delivering Sustainable Residential Environments,	<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 	The Local Plan should consider the conclusions of this report.

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ODPM (2003)	<ul style="list-style-type: none"> • 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. 	
Environmental Quality in Spatial Planning (Countryside Agency, English Heritage, English Nature and Environment Agency, 2005)	<p>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.</p> <p>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 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</p> <p>Ensure plans/strategies encourage and accommodate unforeseen, innovative and</p>	Interpreted into regional and local strategies which have informed the Local Plan.

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	<p>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>	
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.	Interpreted into regional and local strategies/policies, which have informed the Local Plan.
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.	<p>Interpreted into regional and local strategies/policies, which have informed the Local Plan.</p> <p>The Local Plan should promote energy efficiency and sustainable construction techniques.</p>
Local Government White Paper, Strong and Prosperous Communities, DCLG, October 2006	Introduced a new performance framework, with a single set of 200 outcome based indicators covering important national priorities (including indicators on climate change mitigation and adaptation).	The Local Plan should seek to tackle mitigation and adaptation issues

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<p>Planning White Paper, Planning for a Sustainable Future, DCLG, May 2007,</p>	<p>Sets out detailed proposals for the reform of the planning system. Makes clear that local planning authorities have a crucial role to play in tackling climate change. Includes a commitment to set out clearly the role of local planning authorities in tackling energy efficiency and climate change. It also underlines the important role of regional and local planning in actively planning for and supporting renewable and low-carbon energy supplies. Indicates that the planning system should assist in supplying zero carbon homes and business premises that are low energy and produce lower carbon emissions. In terms of housing, it proposes to enable householders to use renewable energy more easily.</p>	<p>The Local Plan should seek to incorporate issues of promoting energy efficiency, and promoting renewable energy.</p>
		<p>Local Plan</p>
<p>Energy White Paper: Meeting the Energy Challenge(2007)</p>	<p>To put the UK on a path to cut carbon dioxide emissions by 60 per cent by 2050 with real progress by 2020. To maintain the reliability of energy supplies. To promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve the country’s productivity. To ensure that every home is adequately and affordably heated. The key elements of the strategy are to:</p> <ul style="list-style-type: none"> • Establish an international framework to tackle climate change • Provide legally binding carbon targets for the whole UK economy, progressively reducing emissions • Make further progress in achieving fully competitive and transparent international markets • Encourage more energy saving through better information, incentives and regulation • Provide more support for low carbon technologies • Ensure the right conditions for investment <p>It also emphasises the leadership role local authorities are expected to play.</p>	<p>The Local Plan should promote energy efficiency and the principles of sustainable construction.</p>
<p>Planning and Energy Act 2008</p>	<p>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</p>	<p>The Local Plan could include specific targets for the provision of renewable energy and energy</p>

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	<p>development plan documents for:</p> <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>	<p>efficiency standards for developments to meet</p>
<p>Climate Change Act, November 2008</p>	<p>Key provisions of the Act include:</p> <ul style="list-style-type: none"> • Legally binding targets for reducing green house gas emissions of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%. • A carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set the trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009. The Government must report to Parliament its policies and proposals to meet the budgets as soon as practical after that. • The creation of the Committee on Climate Change, a new independent, expert body to advise Government with annual reports on the level of carbon budgets and where cost effective savings could be made. • On adaptation the Government must report at least every five years on the risks to the UK of climate change, and publish a programme setting out how these impacts will be addressed. The Act also introduces powers for Government to require public bodies and statutory undertakers to carry out their own risk assessment and make plans to V • An Adaptation Sub-Committee of the Committee on Climate Change, in order to provide advice to and scrutiny of the Government's adaptation work. 	<p>Interpreted into regional and local strategies/policies, which have informed the Local Plan.</p>
<p>Planning Bill 2007 and subsequent Planning Act November 2008</p>	<p>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)</p>	<p>The Local Plan should contribute to the mitigation of, and adaptation to, climate change</p>

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	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.	
Stern Review: The Economics of Climate Change. 2006	<p>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:</p> <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 • 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>	Interpreted into national, regional and local strategies which have informed the Local Plan.
Our Energy Challenge: Power from the People, Microgeneration Strategy, DTI, March 2006	Aim is to encourage microgeneration as a realistic alternative or supplementary energy generation source for householders, businesses and communities. The strategy outlines a number of actions to overcome cost, information, technical and regulatory barriers and indicates that, by 2050, microgeneration could provide 30-40% of the UK's energy needs, with solar PV for instance producing around one third of the electricity needs for an average house.	Microgeneration is likely to become a more likely and realistic option for many householders, businesses and communities
UK Renewable Energy Strategy July	<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 	The Local Plan needs to seek to contribute to the national and

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2009	<p>energy to come from renewables (electricity, heat and transport) by 2020;</p> <ul style="list-style-type: none"> • 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 PPS1 Supplement and PPS22, to be published by the end of 2009. 	regional renewable energy generation targets, based on an evidence base that highlights local generation potential.
Heat and Energy Saving Strategy – Consultation February 2009	<ul style="list-style-type: none"> • places an increased emphasis on delivering greater energy efficiency in existing dwellings; • suggests the need for stronger incentives to move towards a low carbon future; • provides a new focus on district heating; and • encourages the development of combined heat and power (CHP). 	The Local Plan needs to consider in particular the generation of district heating and Combined Heat and Power
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 PlanLocal Plan should seek to incorporate issues of promoting energy efficiency and renewable energy.
The Town and Country Planning (General Permitted Development)	This sets out new rules on the circumstances in which microgeneration technologies constitute permitted development. Permitted development rights will not apply to wind turbines and air source as work is being carried out on the potential impact of noise and vibration on neighbours.	Any policies in the Local Plan relating to the criteria for the consideration of renewable energy proposals should be

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(Amendment) (England) Order 2008. Microgeneration Permitted Development		mindful of the changing permitted development context.
Air Quality and Climate Change, A UK Perspective, Air Quality Expert Group (2007)	<p>This report aims a more holistic assessment for climate change and air quality policy. The report makes ten recommendations, these include:</p> <ul style="list-style-type: none"> • Impact analysis of policies or specific developments, should take account of inter-linkages of emissions of air quality and climate change pollutants • Detailed considerations should be given to appropriate policy drivers and legislation that could be introduced to ensure that the reduction of greenhouse gas emissions is properly incorporated into regional and local government planning decisions • Considerations should be given to promoting measures which result in benefits both for air quality and climate. These might include incentives for domestic energy conservation 	The Local Plan should reflect national policy in relation to air quality by allocating sites in sustainable locations and reducing the need to travel by private car.
Planning and Climate Change Supplement to Planning Policy Statement 1 (2007)	<p>This PPS on climate change supplements PPS1 by setting out how planning should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences. Regional planning bodies, and all planning authorities should prepare and deliver spatial strategies that:</p> <ul style="list-style-type: none"> • make a full contribution to delivering the Government’s Climate Change Programme and energy policies, and in doing so contribute to global sustainability; • in enabling the provision of new homes, jobs, services and infrastructure and shaping the places where people live and work, secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions; • deliver patterns of urban growth that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, overall, reduce the need to travel, especially by car; • secure new development and shape places resilient to the effects of climate change in ways consistent with social cohesion and inclusion; • sustain biodiversity, and in doing so recognise that the distribution of habitats and species 	The Local Plan should meet the requirements of the PPS1 Supplement in particular its requirements of the evidence base to support policies.

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	<p>will be affected by climate change;</p> <ul style="list-style-type: none"> • reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and, • respond to the concerns of business and encourage competitiveness and technological innovation. <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
National Planning Policy Framework (NPPF); DCLG March 2012	<p>Change in National Policy</p> <p>The NPPF supersedes PPS 1 and PPS 22. 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>	<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>
Planning Policy Statement 22 (PPS22): Renewable Energy (2004) and Companion Guide	<p>Sets out that increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy: PPS22 reflects the Government's key energy objective to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.</p> <p>The Government has also set a target to generate 10% of UK electricity from renewable energy sources by 2010 and the Energy White Paper set out the aspirations to double that figure to 20% by 2020. PPS22 sets out the following principles for local planning authorities to</p>	<p>The Local Plan should reflect the core principles/objectives of PPS22 and seek to ensure renewable energy schemes are encouraged</p>

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	<p>adhere to:</p> <ul style="list-style-type: none"> • renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily; • local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources; • at the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects; • the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission; • local planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds); • small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small; • local planning authorities, regional stakeholders and Local Strategic Partnerships should foster community involvement in renewable energy projects and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located; and • development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures. <p>PPS22 also sets out that local planning authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	

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National Planning Policy Framework (NPPF); DCLG March 2012	<p>Note change in National Planning Policy</p> <p>The NPPF supersedes and replaces: PPG 13; PPG 24; PPS 23 and 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.
Building a Greener Future Policy Statement, DCLG, July 2007	<p>Considers tightening Building Regulations to improve the energy/carbon performance of new homes and move towards 'zero carbon' housing from 2016. Zero carbon housing relates to energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water - actual carbon emissions from new homes would be zero in net terms over the year. Some use of fossil fuels or electricity from the grid is permitted, provided this is offset by an equivalent 'export' of low or zero carbon energy.</p> <p>Building Regulations are to be 'tightened' in three stages, improving the carbon performance of 2006 Building Regulations by 25 per cent in 2010; by 44 per cent in 2013; and zero carbon by 2016. Local authorities should not each set separate building standards, with different preferred technologies or environmental measures. Ad hoc local standards would make it harder for industry to invest in supply chains with confidence or get the economies of scale to make new technologies cost effective. It would also jeopardise the parallel commitment to increase the level of house building and deliver the affordable homes.</p> <p>Local authorities can develop local targets where there are clear local opportunities. Any such higher standards for homes, however, need to be set using the Code for Sustainable Homes rather than any other criteria.</p> <p>Local authorities should have a strategy for securing decentralised and renewable or low</p>	The Local Plan should consider the targets set out in this document Local Plan

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	<p>carbon energy in new development. The local approach should be set out in a development plan document, not a supplementary planning document, so as to allow full scrutiny including by an independent Inspector.</p> <p>The Policy Statement also refers to compliance and enforcement as key issues and the Government aims to provide further support to building control bodies and industry stakeholders.</p> <p>Govt. recognises the need for similar measures for existing homes and the non residential sector.</p>	
<p>The Code for Sustainable Homes – Setting the Standard in Sustainability for New Homes, DCLG, February 2008. Subsequent publications including ‘Code for Sustainable Homes Technical Guide’ April 2008 and ‘Code for Sustainable Homes – Changes to the Technical Guidance’ October 2008.</p>	<p>Note: Within England this Code replaces the EcoHomes scheme, developed by the Building Research Establishment (below).</p> <p>A new national standard for improving the sustainability of new homes. Mandatory ratings to be 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> <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>The Local Plan should consider the principles in this document.</p>
<p>Eco Homes Guidance (Building Research Establishment,</p>	<p>This sets the environmental standards for development schemes to attain, so minimising their environmental impact, in particular through the implementation of energy and water efficiency techniques. During the transition to the Code for Sustainable Homes, BRE will continue to operate Eco Homes. The Code will however eventually replace the use of Eco Homes.</p>	<p>The Local Plan should reflect these standards seek to ensure that sustainable construction techniques are incorporated into</p>

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2006)(<p>BREEAM (Building Research Establishment Environmental Assessment Method) continues to be the equivalent for measuring the environmental sustainability of all non residential development. The Government has indicated its intention for non residential development to be 'zero carbon' by 2019 with the potential creation of a 'Code for Sustainable Homes' equivalent for non residential buildings. In the meantime BREEAM continues to be the most widely used industry equivalent.</p> <p>Note: Within England the Code for Sustainable Homes (2008) replaces the EcoHomes scheme.</p>	development proposals.
<p>Definition of Zero Carbon Homes and Non Domestic Buildings (Consultation), DCLG (December 2008)</p>	<p>Seeks views on the definition of 'zero carbon' that will apply to all new homes from 2016. 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).Achieving 'Zero Carbon' (a building having net zero carbon emissions over a year)</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 	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>Part L of the Building Regulations 2010 (as amended)</p>	<p>Regulations of relevance include; Approved Document L1A: Conservation of fuel and power (New dwellings) (2010 edition) and Approved Document L2A: Conservation of fuel and power (New buildings other than dwellings) (2010 edition). The regulations state that reasonable provision shall be made for the conservation of fuel and power in buildings by:</p> <ul style="list-style-type: none"> • limiting heat losses through the fabric of the building, excessive solar gains and heat gains and losses; and • providing energy efficient and properly commissioned fixed building services with effective controls. <p>Providing to the owner sufficient information about the building and its building services so</p>	The Local Plan should seek to incorporate issues of promoting energy efficiency.

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	<p>that the building can be operated and maintained in such a manner as to use no more fuel and power than is reasonable in the circumstances.</p> <p>In effect these standards will require a 23.5% improvement in energy efficiency standards compared with the pre-April 2006 standards.</p>	
Climate Change Adaptation by Design - A Guide for Sustainable Communities, TCPA (2007)	<p>Provides advice on appropriate adaptation measures and the cross benefits of doing this (i.e. improving biodiversity and managing flood risk). Summarises climate impact scenarios based on the work by UK Climate Impacts Programme and relates these to design 'risks and opportunities' i.e. demand for Greenspace, water infrastructure, open spaces and shading.</p> <p>Chapter 4 discusses (with case studies) strategies for managing high temperatures, for dealing with flood risk, for managing water resources and water quality, managing ground conditions. Further info on techniques and technologies.</p>	It is important that the Local Plan considers issues of adaptation
Adapting to climate change: a checklist for development; Guidance on designing developments in a changing climate (2005) GLA	<p>One of the first and 'best practice' design checklists for new developments relevant to large scale developers and smaller builders. Key issues to consider for climate resilience include location, site layout, buildings, ventilation and cooling, drainage, water, outdoor spaces; and connectivity. Each of these is considered in turn with an explanation of suggested techniques. There is a detailed tick box checklist for each of the key issues.</p>	It is important that the Local Plan considers issues of adaptation
Planning Policies for Sustainable Building, Guidance for Local Development Frameworks, (Local Government Association October 2006),	<p>Suggestions on how LPAs can incorporate climate change considerations into LDFs.</p> <p>Core Strategies should set the vision for the Council's climate change policies, with the actual policy wording best placed in a Development Control Policies DPD.</p> <p>To be effective and capable of being readily monitored, sustainable building policies should 'require' achievement of minimum standards rather than merely 'encourage' worthy measures</p> <p>Requirements can only be made when a robust evidence base is available.</p> <p>A potential problem is that standards set in LDF documents could become out of date. It suggests a series of standards with timescales (with timed or phased increases)</p> <p>Some of the guidance in this document has been overtaken now i.e. by the guidance in the PPS1 supplement.</p>	Advises on the content of Core Strategies in terms of renewable energy and energy efficiency requirements

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Delivering on-site sustainable energy: Planner support pack (2006) Energy Savings Trust	Various information relevant to planning policy development including case studies of renewables requirements and requirements to increase the energy efficiency of buildings (including existing stock). Also 'recommendations for planners' which promotes the use of Code for Sustainable Homes (specifically requiring Code Level 3 on most developments and 4-6 on 'demonstration projects').	In preparing Local Plan policies it is important to be aware of the 'best practice' case studies being suggested by the EST.
'A Climate of Change', policies need to be Final Report of the LGA Commission, (December 2007), LGA	<ul style="list-style-type: none"> • Tackling climate change must be at the centre of local government's vision for their communities • Each Council's vision must incorporate both mitigation and adaptation; building a low carbon economy, protecting communities from extreme weather events; developing climate resilient public services • A more urgent and consistent authority wide response is required by each and every local authority • Action on climate change needs to have a strong community focus • There should be no poor performers on climate change by the end of 2009, a statutory duty should be imposed on those councils that are failing to respond to climate change (the Commissions with reconvene in autumn 2008 & 2009 and will reassess the case for further statutory underpinning). Recommends that the Climate Change Bill applies a duty on public bodies to tackle climate change. • Local government should establish and prioritise the reduction of carbon emission and resilience to climate change through five major areas: adaptation, existing housing stock, planning, transport and procurement • Through the use of planning powers, local councils can promote sustainable development, low-carbon lifestyles and development that is resilient to climate change. They can promote access to public transport, energy efficient housing, renewable energy supply, and avoid development on land at risk of coastal erosion or flooding; • Councils have been at the forefront of encouraging the use of renewable energy through the Merton Rule • The planning system can be used to drive up the energy efficiency of the existing housing stock (Uttlesford) • The planned housing growth and development of eco-towns is an opportunity not just for 	The Local Plan policies need to be developed in the context of the priorities and duties being placed on authorities as a whole to tackle climate change

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	<p>zero-carbon homes but for low-carbon development including transport, street-scene, low carbon infrastructure and access to local employment, goods and services;</p> <ul style="list-style-type: none"> • The planning function needs to be integrated with other council functions to ensure that the carbon impact and wider sustainability of new development is fully understood. This may require new partnerships to exploit low-carbon opportunities, for example, with the Forestry Commission to support the use of biomass in boilers and heating systems; • Councils should consider the following principles for new development: maximising energy efficiency; encouraging and increasing renewable energy supply; reducing the need for car use; and development that is resilient to climate change; • Local development frameworks are the spatial expressions of sustainable community strategies. LDF's need to be fully integrated with councils' climate change action plans, taking full account of both mitigation and adaptation. • Councils should extend their engagement with the renewable energy industry to build a common understanding of the local opportunities; and to strengthen the skills base and supply chains. • Councils should consider the use of incentives for the development of low-carbon homes. 	
<p>Community Energy: Urban Planning for a Low Carbon Future (Town & Country Planning Association and Combined Heat & Power Association, March 2008)</p>	<p>This TCPA and CHPA joint best practice guide calls for energy production to be decentralised and puts local authorities and communities at the forefront of sustainable energy production. It also calls on councils to lead by example and commit to low carbon energy across their property portfolios. The guide is organised by different character areas of a hypothetical city, and for each area it explores the different building typologies and the appropriate renewable energy technologies. Different solutions are appropriate at different scales. For example, for city centres, there are opportunities for large scale deployment of Combined Heat and Power, industrial estates may be better suited to large energy generation projects with significant visual impacts such as wind power, and rural hinterlands may be appropriate for medium to large scale wind generation and for the development of biofuel supply chains in relationships with farmers, to the benefit of the rural economy. The guide is intended to be illustrative rather than prescriptive.</p>	<p>The Local Plan policies should be developed in the context of the case studies being provided in this document in terms of what kinds of energies are suitable in which locations.</p>
<p>Biomass: Carbon Sink or Carbon Sinner (Environment</p>	<p>Highlights the key role that biomass energy can play in delivering greenhouse gas emission reduction targets. However, greenhouse gas emissions from biomass are not always lower than from fossil fuels (is dependent on what biomass fuels are used – short rotation coppice</p>	<p>Policies in the Local Plan relating to low carbon and renewable or decentralised energy sources</p>

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Agency, 2009)	chips more emission efficient than straw). Transporting the fuels long distances and excessive use of nitrogen fertilisers can reduce the emissions savings made by the same fuel between 15 and 50%. Planting on formerly fallow land can reduce emissions by up to 10%, whilst planting on permanent grassland is worse with savings reduced or even reversed. The efficiency of converting the energy stored in the fuel to electricity and heat also affects emissions savings. In summary, good practice in fuel production, processing and transport, and energy conversion efficiency should be followed for emissions reductions to be best achieved. Biomass plants should be designed to capture heat (CHP) from the outset rather than retrofitted. Useful recommendations to be considered in assessing the potential of biomass within Cherwell.	need to be based on local evidence justifying what sources may be particularly relevant in Cherwell and in the context of up to date guidance on the pros and cons of sources of energy.
Green Guide to Specification (BRE, 2008)	Examination of the relative environmental impacts of the construction materials commonly used in generic building types for commercial, educational, healthcare, retail, residential and industrial buildings, including walls, roofs, floors, windows, insulation and landscaping. The data is set out in an A – E ranking system, which A+ represents the best environmental performance/least environmental impact. The Green Guide is primarily aimed at building architects, or material manufacturers, but is also useful to be aware of as we produce the LDF and potentially publish guidance documents including references to useful information.	Local Plan policies on sustainable construction need to be developed in the context of existing guidance and standards issued by the industry, such as this BRE guide.
Draft Wind Energy Policy (Natural England, June 2008)	The policy discusses what the main issues arising from wind energy are on the natural environment, and the need for these to be thoroughly assessed. However it is recognised that where appropriate, wind energy can contribute to mitigating the causes of climate change. Natural England will be working to identify areas where wind energy might be appropriate across the UK (update January 2009: Natural England is currently consulting key stakeholders and options will then be presented to the Board; they will then consult more widely on a methodology). The policy also recognises the important role of microgeneration, particularly where opportunities for largerscale generation are more limited.	Local Plan and Delivery DPD policies promoting renewable source of energy need to be developed in the context of this guidance given the importance of preserving and enhancing landscape character in the District
Making Space for renewable energy: assessing on-shore wind energy development (NE254) (Natural England, 2010)	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 informs NE's stance on Local Plans and renewable energy

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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
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. 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</p>	The Local Plan should reflect national policy in relation to biodiversity by ensuring policies promote the preservation and enhancement of biodiversity on sites

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	habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.	
Planning Policy Statement 9 (PPS9): Biological and Geological Conservation, ODPM (2005)	<p>Sets out that the Government's objectives for nature conservation as being:</p> <ul style="list-style-type: none"> • to ensure that its policies contribute to the conservation of the abundance and diversity of British wildlife and habitats • minimise the adverse effects on wildlife where conflict of interest is unavoidable • to meet its international responsibilities and obligations for nature conservation. <p>It states that the key to the conservation of wildlife is the protection of the habitat on which it depends.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	The Local Plan should reflect the core principles/objectives in PPS9 and seek to preserve and enhance biodiversity
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 	The Local Plan should reflect national policy on the natural environment by ensuring that policies promote the preservation and enhancement of biodiversity on sites.

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	<ul style="list-style-type: none"> • 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. 	
<p>Catchment Based Approach: Improving the quality of our water environment (Defra)</p>	<p>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.</p>	<p>The Local Plan should reflect national policy on the natural environment by ensuring that policies promote water quality.</p>
<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; • 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 	<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>

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	<p>including through management of our existing systems of protected areas and the establishment of nature improvement areas;</p> <ul style="list-style-type: none"> 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>Planning for a healthy environment – good practice guidance for green infrastructure and biodiversity; (TCPA and Wildlife Trusts); July 2012</p>	<p>This provides guidance to local authorities to ensure local plans deliver a network of wildlife-rich places in their area.</p> <p>The aim of this guidance is to demonstrate how planners and practitioners in England, from both the public and private sectors, can use GI as a multi-functional resource capable of protecting and enhancing the natural environment and providing the landscape, ecosystem services and quality of life benefits required to underpin sustainability.</p>	<p>The Local Plan should aim to promote Green infrastructure</p>
<p><i>National Planning Policy Framework (NPPF); DCLG March 2012</i></p>	<p>The NPPF supersedes and replaces: PPS 9. 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 the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p>	<p>In addition to the previous requirements, planning authorities should consider the impact of development on wider ecosystem services.</p>
<p>A Strategy for England’s Trees, Woods & Forests (Defra) (2007)</p>	<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 	<p>The aims of the strategy should be taken into account in formulating the policies and proposals in the Local Plan.</p>

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	<p>trees and woodland</p> <ul style="list-style-type: none"> • 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. 	
<p>The Natural Choice (Defra, 2011)</p>	<p>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.</p>	<p>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.</p>
<p>Water Resources for the Future - A strategy for England and Wales, (Environment Agency) (March 2001)</p>	<p>This strategy has a vision for the next 25 years. It looks at the many uncertainties that face water resources in the future. The strategy provides a way forward that protects the water environment and contributes to sustainable development. The objectives outlined are:</p> <ul style="list-style-type: none"> • To illustrate the impact of different social and economic choices on future water use • To manage water resources in a way that causes no long-term degradation of the environment • To improve the state of existing degraded catchments • To ensure that water is available to those who need it, and that it is used wisely by all • To indicate the present state of water resources • To cater robustly for risk and uncertainties • To promote the value of water to society and the environment • To review feasible water management options including innovative solutions where appropriate • To provide a framework for logical decisions to be taken at the right time 	<p>The Local Plan should promote the principles of sustainable development</p> <p>The Local Plan should consider local infrastructure requirements</p>

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	<ul style="list-style-type: none"> To identify actions and opportunities for the agency and others to work together to achieve the vision set out in the strategy <p>Note: this Strategy was replaced by a new one in 2009 (below),</p>	
<p>Water for People and the Environment – Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<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>	<p>The Local Plan should promote the principles of sustainable development, in this case, in relation to water resources.</p>
<p>Water for life and livelihoods- A framework for river basin planning in England and Wales, Environment Agency, (2006)</p>	<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>	<p>The Local Plan should consider local infrastructure requirements.</p>
<p>Future Water - The Government’s water strategy for England (2008)</p>	<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>The Local Plan should take into account the objectives of the Government’s water strategy and seek to reduce water consumption within Cherwell district.</p>

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	<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 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:</p> <ul style="list-style-type: none"> Improved quality of the water environment and the ecology which it supports Continued high levels of drinking water quality from taps Sustainably managed risks from flooding and coastal erosion More effective management of surface water A sustainable use of water resources, and fair, affordable and cost reflective water charges Reduced greenhouse gas emissions Embedded continuous adaptation to climate change and other pressures across the water industry and water users 	
<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 Objective</p> <p>To protect and manage groundwater resources for present and future generations in ways</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>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>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; 	<p>The plans contained in Water for Life should be taken into account in formulating the policies and proposals in the Local Plan.</p>

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	<ul style="list-style-type: none"> • 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>Flood and Water Management Act (2010) (Originally presented as the Flood and Water Management Bill, 2009)</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 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.</p>	<p>The Local Plan should promote the principles of sustainable development. The Local Plan should consider local infrastructure requirements. Flood Risk Management including the promotion of sustainable drainage practices should be considered in the Local Plan.</p>
<p>National Planning Policy Framework (NPPF); DCLG March 2012</p>	<p>The NPPF supersedes PPS 25. 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.</p>	<p>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.</p>
<p>National Flood and Coastal Erosion Risk Management Strategy for England (DEFRA, EA; 2011)</p>	<p>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.</p>	<p>The Local Plan should implement policies and strategic land allocations which prevent inappropriate development in flood risk areas</p>

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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
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
<i>National Planning Policy Framework (NPPF); DCLG March 2012</i>	The NPPF supersedes and replaces: PPG 13; PPG 24; PPS 23 and 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). 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	The requirements of the NPPF should be considered. However, there has been no significant material change in the way that air and noise should be considered in planning

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	<p>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>	documents.
<p>Planning Policy Statement 23 (PPS23): Planning and Pollution Control, ODPM (2004)</p>	<p>Sets out how the planning system controls the development and use of land in the public interest and plays an important role in determining the location of development which may give rise to pollution, either directly, or from the traffic generated, and in ensuring that other developments are, as far as possible, not affected by major existing, or potential sources of pollution. States LDDs should set out the criteria against which applications for potentially polluting developments will be considered.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>The Local Development Framework should reflect the core principles/objectives of PPS23 and seek to ensure measures are encouraged to address any pollution issues.</p>
<p>Planning Policy Guidance Note 24 (PPG24): Planning and Noise, (1994)</p>	<p>Sets out that development plans should give developers and local communities a degree of certainty about the areas in which particular types of development will be acceptable and those in which special measures may be required in order to mitigate the impact of noise.</p> <p>Plans should contain policies designed to ensure, as far as is practicable, that noise-sensitive developments are located away from existing sources of significant noise and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>The Local Plan should reflect the core principles/objectives of PPG24 and seek to ensure noise pollution is minimised.</p>
<p>Planning Policy Statement 25: Development and Flood Risk (2006) and updated Practice Guide (2009)</p>	<p>This Planning Policy Statement 25: Development and Flood Risk (2006) replaces Planning Policy Guidance 25: Development and Flood Risk (2001).</p> <p>The aims of this statement is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.</p> <p>Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall through the use of the sequential and exception tests. The statement sets out a number of</p>	<p>The Local Plan should consider the implications of PPS25 and policies on the sustainable management of flood risk.</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>principles that RPBs and LPA should adhere to when preparing planning strategies:</p> <p>LPA should prepare Local Development Documents (LDDs) that set out policies for the allocation of sites and the control of development which avoid flood risk to people and property where possible and manage it elsewhere, reflecting the approach to managing flood risk in this PPS and in the RSS for their region where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, LPAs should consider whether there are opportunities in the preparation of LDDs to facilitate the relocation of development, including housing to more sustainable locations at less risk from flooding</p> <p>Flood risk should be considered alongside other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and the management of other hazards. Policies should recognise the positive contribution that avoidance and management of flood risk can make to the development of sustainable communities, including improved local amenities and better overall quality of life. They should be integrated effectively with other strategies of material significance such as Regional Economic Strategies;</p> <p>The sustainability appraisal of RSSs and LDDs should incorporate or reflect the RPB's RFRA and the planning authority's SFRA, so as to ensure that the planning strategies for the area support the Government's objectives for development and flood risk set out in this PPS.</p> <p>The Practice Guide includes a number of case studies and examples on how to apply the sequential and exception tests required by PPS25, and indicates how increasingly these may be a consideration at appeals or Inquiries.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
<p>Planning Policy Guidance 2: Green Belts(1995)</p>	<p>The policy guidance expresses the importance of Green Belts to prevent urban sprawl and coalescence. The advice is a presumption against inappropriate development in the Green Belt unless there are very exceptional circumstances.</p> <p>Note: This PPG was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>Government guidance in PPG2 should be taken into account in formulating policies and proposals in the Local Development Framework.</p>
<p>Safeguarding our Soils A Strategy for England (Defra,</p>	<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</p>	<p>Decisions on strategic site allocations in the district should include consideration of</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
2009; 2011)	<p>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>	<p>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.</p>
<p>Planning for soil: Advice on how the planning system can help to protect and enhance soils (SNIFFER, April 2004)</p>	<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 • 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>	<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.</p>
<p>National Planning Policy Framework (NPPF); DCLG</p>	<p>The NPPF supersedes PPS 9. 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.</p>	<p>Consideration should be given to the NPPF, although it should be noted that there has been no</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
March 2012		significant material change in the way that soil, geology and land use should be considered in planning documents.
Lifetime Homes, Lifetime Neighbourhoods. A National Strategy for Housing in an Ageing Society (2008)	<p>This is a strategy for housing and an ageing society. The main principles are:</p> <ul style="list-style-type: none"> • To plan at all levels -local, regional and national- for homes and communities so that people can live out their lives, as long as possible, independently, safely and happily with their family and friends around them. • To ensure that there is the right range of choices of 'specialist' housing available for those who need more support, homes at the heart of the community that look and feel like home • To ensure that the positive and right choices can be made at the right time and in a planned way, rather than as the result of a crisis • To ensure that housing is seen as central to health and well-being and that services are planned and integrated to reflect that. <p>This strategy sits within the commitments made in the Green Paper for Housing, which sets a plan for providing more homes and stronger communities.</p>	The Local Plan should seek to deliver a choice of housing types and tenures that meet the needs and requirements of the local population through its policies.
The Housing Act (2004)	<p>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.</p> <p>Translates some of the EU Energy Performance of Buildings Directive's requirements into a UK national context.</p> <p>Requires all new and existing private sector domestic dwellings to have Home Information Packs (HIPs) and Energy Performance Certificates (EPCs) before they are marketed for sale.</p> <p>Energy Performance Certificates were to be introduced for all marketed sales of properties from June 2007 but a gradual phasing in has replaced this. Housing in all other sectors will also require EPCs and these are to be introduced by January 2009 at the latest, and are likely to be required in social housing from October 2008.</p> <p>Display Energy Certificates (DECs) are now required for large public buildings occupied by public authorities or institutions</p>	Have regard to relevant statutory requirements in preparing the Local Plan

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	providing a public service to a large number of persons.	
Sustainable Communities: Homes for All - A Five Year Plan, ODPM (2005)	Sets out the Government's approach to offering greater choice and opportunity in housing across the country and a drive to create sustainable communities everywhere. Also promotes the building of an integrated and tolerant society, where people from different races, ages and backgrounds feel free and happy to mix together in housing, in education, and in leisure facilities. Supports the creation of a society in which the diversity of peoples' backgrounds and circumstances are appreciated and positively valued.	The Local Plan should seek to deliver a choice of housing and assist in creating a sustainable community.
Housing and Regeneration Act 2008	The Act establishes the Homes and Communities Agency. The objectives are: <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
National Planning Policy Framework (NPPF); DCLG March 2012	The NPPF supersedes PPG 1, PPS 3 and PPS 7. 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. 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.	The Local Plan should ensure that it plans for a housing mix which reflects locally identified needs, and creates sustainable, inclusive mixed communities
Planning Policy Statement 3 (PPS3), CLG (2006)	The key objectives for planning for housing are: <ul style="list-style-type: none"> • To achieve a wide choice of high quality homes, both affordable and market housing To address the requirements of the community • To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. 	The Local Plan should be informed by the core principles/objectives of To widen opportunities for home ownership and ensure high quality housing for those who cannot afford

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • To improve affordability across the housing market, including by increasing the supply of housing • To create sustainable, inclusive, mixed communities in all areas, both urban and rural <p>Local development frameworks should set out a strategy for housing provision within the context of the relevant sub-regional housing market area. When preparing development plan documents relating to housing, local planning authorities should:</p> <ul style="list-style-type: none"> • have regard to local strategies, in particular local housing strategies, local homelessness strategies, community strategies, local economic strategies, the local transport plan, the Strategic Flood Risk Assessment, and any local greening or design strategy; • develop an evidence base that underpins all local strategies, and sub-regional strategies where relevant; and • work in partnership with local stakeholders and local communities • Local development frameworks should: <ul style="list-style-type: none"> • set out the level of housing provision for the plan period in accordance with the Regional Spatial Strategy; • set out the housing trajectory (see Planning Policy Statement 12) to meet the level of housing provision over the plan period; • allocate sufficient land and buildings for housing or mixed use development to deliver the first five years of the housing trajectory taking into account a windfall allowance only where it is not possible to allocate sufficient land; • for the following 10 years of the housing trajectory, allocate land wherever possible. Where it is not possible to allocate specific land, broad areas of land for future growth should be indicated in the Local Plan; • set out any arrangements for managing the release of land within the relevant sub-regional housing market area in accordance with the regional spatial strategy; • set out the level of housing provision expected on sites allocated for housing, or as part of mixed-use developments; • set out the local strategy for bringing forward and developing brownfield sites, including a target for brownfield development over the plan period; 	<p>market housing, in particular those who are vulnerable or in need. PPS3 by encouraging sustainable development and promoting a range and choice of housing.</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • set out the density ranges that will apply across the plan area; • set out the balance between different household types to be provided for across the plan area, and, where necessary to achieve mixed communities, the circumstances or broad locations in which this balance may be different; • where there is a need for affordable housing, set out the affordable housing provision target as a number or proportion of the overall level of housing provision, and, where appropriate, targets for social-rented and intermediate housing; • where there is a need for affordable housing, set out the amount of affordable housing that will be sought on sites above the relevant site-size threshold and the size and type of affordable housing required; • set out the approach to meeting rural housing and rural affordable housing needs; and • set out policies to address the particular accommodation needs and demands of specific groups. Guidance on planning for Gypsy and Traveller provision will be set out in the forthcoming Planning Circular Planning for Gypsy and Traveller Caravan Sites. <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
<p>Natural England Policy Position Statement: Housing Growth and Green Infrastructure (Natural England, 2008)</p>	<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:</p> <p>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>The Local Plan should seek to deliver a choice of housing and assist in creating a sustainable community.</p>

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	Private gardens to be recognised as a valuable part of green infrastructure networks.	
ODPM Circular 01/2006 - Planning for Gypsy and Traveller Caravan Sites (as amended)	<p>Note: this Circular was cancelled and replaced by “Planning Policy for Traveller Sites (2012)”</p> <ul style="list-style-type: none"> • to create and support sustainable, respectful, and inclusive communities where gypsies and travellers have fair access to suitable accommodation, education, health and welfare provision; where there is mutual respect and consideration between all communities for the rights and responsibilities of each community and individual; and where there is respect between individuals and communities towards the environments in which they live and work; • to reduce the number of unauthorised encampments and developments and the conflict and controversy they cause and to make enforcement more effective where local authorities have complied with the guidance in this Circular; • to increase significantly the number of gypsy and traveller sites in appropriate locations with planning permission in order to address under-provision over the next 3 – 5 years; • to recognise, protect and facilitate the traditional travelling way of life of gypsies and travellers, whilst respecting the interests of the settled community; • to underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively; • to identify and make provision for the resultant land and accommodation requirements; • to ensure that DPDs include fair, realistic and inclusive policies and to ensure identified need is dealt with fairly and effectively; • to promote more private gypsy and traveller site provision in appropriate locations through the planning system, while recognising that there will always be those who cannot provide their own sites; and • to help to avoid gypsies and travellers becoming homeless through eviction from unauthorised sites without an alternative to move to. 	Ensure the Local Plan makes provision for Gypsies and Travellers in accordance with the circular and having regard to the on-going single issue review of the South East Plan.
DCLG Circular 04/2007- Planning for Travelling Showpeople;	<p>Note: this Circular was cancelled and replaced by “Planning Policy for Traveller Sites (2012)”</p> <ul style="list-style-type: none"> • to increase the number of travelling showpeople’s sites in suitable locations with planning permission in order to address current under-provision over the next 3 – 5 years, and to 	Ensure the Local Plan makes provision for Travelling Showpeople in accordance with the circular and having regard to

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
Guidance on Interim Measures for Circular 04/2007	<p>maintain an appropriate level of site provision through RSSs and LDFs;</p> <ul style="list-style-type: none"> • to recognise, protect and facilitate the traditional way of life of travelling showpeople, creating sustainable, respectful and inclusive communities where travelling showpeople have fair access to suitable accommodation and services; • to underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively; • to ensure that DPDs include fair and achievable policies and to ensure that identified need is dealt with fairly and effectively; • to identify and make provision for the resultant land and accommodation requirements; • to help to avoid travelling showpeople becoming homeless through eviction from unauthorised sites without an alternative to move to. 	the on-going single issue review of the South East Plan.
Planning policy for traveller sites (Dept for Communities and Local Government, 2012)	<p>Note: this policy replaces and supersedes <i>Circular 01/06: Planning for Gypsy and traveller Caravan Sites</i> and <i>Circular 04/07: Planning for Travelling Showpeople</i></p> <p>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 (27th March 2012). The new planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework.</p>	Ensure the Local Plan makes provision for gypsies and travelling showpeople in accordance with the policy
Local Authorities and Gypsies and Travellers: a guide to responsibilities and powers, CLG, (2007)	<p>This guide sets out the government's objective for Gypsies and Travellers and the settled community to live together peacefully. Decent homes are a key element of any thriving, sustainable community-this is true for the settled and Gypsy and Traveller communities alike.</p> <p>The guide looks at:</p> <ul style="list-style-type: none"> • Increasing the supply of authorised sites • Local authorities to play a key role in assessing local Gypsy and Travellers needs, and identifying appropriate sites in their DPDs • Sites are designed to be desirable, effective and sustainable. • Taking effective enforcement where necessary 	Have regard to this guidance in parallel with Circulars 01/2006 & 04/2007
A New Commitment	This action plan addresses neighbourhood decline, its causes and how to overcome the	The Local Plan should seek to

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<p>to Neighbourhood Renewal – National Strategy Action Plan (Cabinet Office, 2001)</p>	<p>current problems, providing examples of good practice. The strategy aims to take a long-term, integrated approach to tackling neighbourhood renewal. The overarching vision of the strategy is to ensure that no one is living in a disadvantaged neighbourhood within the next 10-20 years. This vision will be achieved by addressing these three areas:</p> <p>Creating new policies, funding and targets; Better local co-ordination and community empowerment; National and regional support.</p> <p>Objectives</p> <p>For all the poorest neighbourhoods, to have common goals of lower worklessness and crime, and better health, skills, housing and physical environment</p> <p>To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country</p> <p>Targets (Government Commitments)</p> <p>To reduce burglary by 25 % and ensure no district has a burglary rate more than three times the national average most deprived local authority areas;</p> <p>To give Local Strategic Partnerships a role beyond neighbourhood renewal; this must be taken forward by LAs working closely with other local partners. LSPs' key task in the context of neighbourhood renewal is to prepare a Local Neighbourhood Renewal Strategy</p> <p>Crime and Disorder Reduction Partnerships (CDRPs) to lead on tackling anti-social behaviour</p> <p>Baseline assessment of the number of dwellings/wards affected and at risk from low demand and unpopular housing</p> <p>Monitor low demand and abandonment with the aim of achieving a turn round in declining demand</p>	<p>deliver a choice of housing types and tenures that meet the needs and requirements of the local population.</p>
<p>Smarter Choices; Changing the Way we Travel (2004)</p>	<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 	<p>The Local Plan should promote the principles of sustainable development and encourage sustainable methods of travel.</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • 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>	
<p>Making the Connections: Final Report on Transport and Social Exclusion (ODPM), 2003</p>	<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 • 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. 	<p>The Local Plan should reflect the principles of sustainable development and promote good access to services and activities</p>
<p>Encouraging Walking: Advice to Local Authorities, DfT (2000)</p>	<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. 	<p>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</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Good design and better management to renew city, town and local centres in order to promote sustainable transport. 	
The Future of Transport – White Paper, DfT (2004)	The Future of Transport White Paper looks at the factors that will shape travel and transport over the next thirty years and sets out how the Government will respond to the increasing demand for travel, maximising the benefits of transport while minimising the negative impact on people and the environment.	The Local Plan should reflect the aims of the White paper by ensuring policies promote sustainable methods of travel/transport
Transport 2010: Ten-Year Plan, DETR (2000)	<p>Key Government transport document that sets out a ten-year vision for transport in the UK. The key objectives of the document are:</p> <ul style="list-style-type: none"> • improved public transport choice so more people will use public transport • integrated light rail systems and bus services • creation of park and ride schemes so that people do not drive into town centres access to jobs and services through improved transport links especially in regeneration areas • ensuring transport systems make less environmental impact 	The Local Plan should reflect the aims of the ten year plan by ensuring policies promote sustainable methods of travel/transport
<p>Planning Policy Guidance Note 13: Transport (ODPM, 2011)</p> <p>(This replaced an earlier version of PPG13, published 2001)</p>	<p>The objectives of PPG13 are to integrate planning and transport at the national, regional, strategic and local level to:</p> <ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling • Reduce the need to travel, especially by car <p>This updates Planning Policy Guidance 13 published on 20 April 2001 to reflect changes to parking standards and charges. Amendments have been made to paragraphs 49 to 56 only.</p> <p>Objectives</p> <ul style="list-style-type: none"> • When preparing development plans and considering planning applications, local authorities should: • Focus major generators of travel demand in city, town and district centres and near to major public transport interchanges • In rural areas, locate most development for housing, jobs, shopping, leisure and services 	The Local Plan should meet the requirements of PPG13 by ensuring policies promote sustainable methods of travel/transport.

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	<p>in local service centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside</p> <ul style="list-style-type: none"> • Ensure that consideration of development plan allocations and local transport investment and priorities are closely linked • Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses <p>Ensure that the needs of disabled people as pedestrians, public transport users and motorists are taken into account in the implementation of planning policies.</p> <p>Note: This PPG was superseded and replaced by the NPPF on 27th March 2012.</p>	
<p>Planning Policy Guidance Note 13 (PPG13) : Transport (2001)</p>	<p>The guidance seeks to promote the integration of planning and transport at the national, regional and local level to:</p> <ul style="list-style-type: none"> • promote more sustainable transport choices for both people and for moving freight; • promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and • reduce the need to travel, especially by car. <p>When preparing development plans and considering planning applications local authorities should:</p> <ul style="list-style-type: none"> • actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges; • locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling; • accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling; • ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas; 	<p>The Local Plan should reflect the core principles/objectives of PPG13 and seek to promote sustainable travel choices in its policies</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • in rural areas, locate most development for housing, jobs, shopping, leisure and services in local service centres which are designated in the development plan to act as focal points for housing, transport and other services, and encourage better transport provision in the countryside; • ensure that strategies in the development and local transport plan complement each other and that consideration of development plan allocations and local transport investment and priorities are closely linked; <p>use parking policies, alongside other planning and transport measures, to promote</p> <ul style="list-style-type: none"> • sustainable transport choices and reduce reliance on the car for work and other journeys • give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses; • ensure that the needs of disabled people as pedestrians, public transport users and motorists are taken into account in the implementation of planning policies and traffic management schemes, and in the design of individual developments; • consider how best to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to secure community safety and road safety; and • protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements. <p>Note this was superseded by Planning Policy Guidance Note 13: Transport (ODPM, 2011)</p>	
<p>A34 Route Management Strategy: Highways Agency (March 2005)</p>	<p>The RMS examines the problems and issues along the route and considers the most appropriate measures to address these matters. The land use and development control statements which are parts of the RMS consider how land use plans could lead to potential traffic impacts for the relevant roads.</p>	<p>The Local Plan should consider this document.</p>
<p>M40/A40 Route Management Strategy: Highways Agency (March 2005)</p>	<p>Examines planning proposals and assesses their potential impact on the M40/A40. The land use and development control statements which are parts of the RMS consider how land use plans could lead to potential traffic impacts for the relevant roads.</p>	<p>The Local Plan should consider this strategy.</p>

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A43/A45 Route Management Strategy: Highways Agency (August 2004)	<p>The RMS examines current and future route objectives and functions.</p> <p>The land use and development control statements which are parts of the RMS consider how land use plans could lead to potential traffic impacts for the relevant roads.</p> <p>The HA encourages plans to include policies or measures which:</p> <p>Ensure traffic leaving the M40 can exit without dangerous tailbacks on to the main carriageway;</p> <p>Ensure traffic can safely join the M40 without exceeding the peak capacity of a particular link.</p>	The Local Plan should consider this document.
Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth 2009	<p>PPS 4 sets out the Government's policy framework for planning for sustainable economic development in urban and rural areas. It replaces PPG 4, PPG5 and PPS6.</p> <p>The overarching objective is for sustainable economic growth. To achieve this the following objectives have been set:</p> <ul style="list-style-type: none"> • build prosperous communities by improving the economic performances • reduce the gap in economic growth rates between regions through regeneration • deliver sustainable patterns of development, e.g. reducing the need to travel • promote vitality and viability of town and other centres • raise the quality of life in rural areas by promoting thriving, inclusive and locally distinctive rural communities <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	The Local Plan should reflect the core principles/objectives of PPS4 by ensuring that proposals encourage sustainable economic development
National Planning Policy Framework (NPPF); DCLG March 2012	The NPPF supersedes PPS 1, PPG 4, PPS 6 and PPS 7. 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.	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.
Our Countryside: the future. The Rural White Paper 2000	<p>The vision set out in this White Paper is:</p> <ul style="list-style-type: none"> • a living countryside, with thriving rural communities and access to high quality public services 	The Local Plan should promote the principles of sustainable development and ensure policies that promote thriving rural

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • a working countryside, with a diverse economy giving high and stable levels of employment • a protected countryside in which the environment is sustained and enhanced, and which all can enjoy • a vibrant countryside which can shape its own future and with its voice heard by Government at all levels <p>The overall aim is to sustain and enhance the distinctive environment, economy and social fabric of the English countryside for the benefit of all.</p>	communities.
The Countryside and Rights of Way Act 2000	This Act makes provision for public access to the countryside. It covers four main areas, access to open country, Public Rights of Way, nature conservation and Areas of Outstanding Natural Beauty.	Incorporated into local studies which inform the Local Plan
Rural Strategy 2004, Defra	<p>The strategy sets out the Government's new approach for rural policy, and identifies three key priorities:</p> <ul style="list-style-type: none"> • Economic and Social Regeneration-supporting enterprise across rural England, but targeting greater resources at areas of greatest need • Social Justice for All- tackling rural exclusion wherever it occurs and providing fair access to services and opportunities for all rural people • Enhancing the value of our countryside- protecting the natural environment for this and future generations <p>The overarching Government aim is that rural policy should have as its outcome genuinely sustainable development.</p>	The Local Plan should promote the principles of sustainable development and ensure policies that promote thriving rural communities.
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas, ODPM (2004)	<p>The document sets out four broad aims:</p> <ul style="list-style-type: none"> • to raise the quality of life and the environment in rural areas • to promote more sustainable patterns of development • to promote the development of the English regions by improving their economic performance so that all are able to reach their full potential • to promote sustainable, diverse and adaptable agriculture sectors. <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	The Local Plan should reflect the core principles/objectives in PPS7 by ensuring rural settlements are considered

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
An Atlas of Rural Settlement in England, English Heritage, (BK Roberts and S Wrathmell, 2000)	This document defines character areas in England. The Settlement Atlas concentrates on one main aspect, the deep-seated patterns of settlement first established at least a thousand years ago. The Atlas has a hierarchy of three levels of character areas: three major provinces, 25 sub-provinces and 141 local regions, each layer defined by increasingly fine distinctions.	The Local Plan should have regard to this document.
Environmental Quality in Spatial Planning The Countryside Agency, English Heritage, English Nature, Environment Agency (2005)	<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> <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>	The Local Plan should consider these guidelines and aims.
The State of the Countryside, Commission for Rural Communities (Reports published in 2004, 2005, 2006, 2007, 2008 and 2010)	<p>The State of the countryside reports (as well as updates and data) provide a broad picture of social, economic and environmental conditions and change across rural England.</p> <p>They aim to raise the profile of rural issues, to develop understanding of the rural dimension and to generate and influence debate about the challenges and choices ahead.</p>	The Local Plan should consider this guidance and ensure that the DPD reflects the aims of these reports
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 	The Local Plan should consider the aims of this document and aim to conserve and enhance our historic environment

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • 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. 	
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)</p> <p>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.
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.
Planning Policy Statement 5:	Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the Government's planning policies on the conservation of the historic environment. This replaces	The Local Plan should reflect the core principles/objectives of PPG

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
<p>Planning for the Historic Environment (2010)</p>	<p>Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) published on 14 September 1994; and Planning Policy Guidance 16: Archaeology and Planning (PPG16) published on 21 November 1990.</p> <p>The Government's objectives for planning for the historic environment are:</p> <p>To deliver sustainable development by ensuring that policies and decisions concerning the historic environment:</p> <ul style="list-style-type: none"> recognise that heritage assets are a non-renewable resource take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. <p>To conserve England's heritage assets in a manner appropriate to their significance by ensuring that:</p> <ul style="list-style-type: none"> decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation <p>The positive contribution of such heritage assets to local character and sense of place is recognised and valued; and</p> <p>consideration of the historic environment is integrated into planning policies, promoting place-shaping.</p> <p>To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.</p> <p>Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	<p>5 and seek to protect, conserve and enhance heritage features.</p>
<p>Planning Policy Guidance Note 15 (PPG15): Planning and the Historic</p>	<p>PPG15 sets out the Government's policies for the identification and protection of historic buildings, conservation areas and other components of the historic environment. It sets out that the objective of planning processes should be to reconcile the need for economic growth with the need to protect the natural and historic environment.</p>	<p>The Local Plan should reflect the core principles/objectives of PPG15 and seek to preserve and enhance the appropriate elements</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
Environment, (1994)	<p>The main objectives are:</p> <ul style="list-style-type: none"> • To encourage the viewing of conservation and economic growth as complementary objectives • Promote the retention and enhancement of the historic environment as a driver for tourism and leisure • Encourage the use of specialist conservation advice in decision making • Promote the importance of public support and understanding in conserving the historic environment • Promote the regeneration of rundown areas within the district • Encourage the use of detailed development control policies and effective enforcement to prevent damaging incremental change • Encourage the preservation and enhancement of conservation areas and the designation of areas worthy of protection • Ensure the protection of listed buildings and their wider contextual landscape • Encourage the sympathetic reuse of historic buildings where their character would not be damaged • Promote the use of Article 4 Directions where necessary to retain the historic built environment • Ensure that there is a local list and make every effort to conserve the buildings on it <p>Note: This PPG was superseded and replaced by PPS5 in 2010 (above).</p>	of the historic built environment.
Planning Policy Guidance Note 16 (PPG16): Archaeology and Planning, (1990)	<p>PPG16 sets out the national policy on archaeological remains on land. It states that development plans should reconcile the need for development with the interests of conservation including archaeology.</p> <p>Note: This PPG was superseded and replaced by PPS5 in 2010 (above).</p>	The Local Plan should reflect the core principles/objectives of PPG16 and seek to protect, enhance and preserve the archaeological features
National Planning Policy Framework (NPPF); DCLG 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</p>	Regard should be given to the NPPF.

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>this would be an optimal use for a heritage asset. It brings cultural heritage as a policy consideration for development within AONBs.</p>	
<p>The Government's Statement on the Historic Environment for England (2010)</p>	<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>	<p>The Local Plan should consider the strategic aims of this document.</p>
<p>Draft Heritage Protection Bill Cm7349 (Department for Culture, Media and</p>	<p>The draft Heritage Protection Bill was published in April 2008. It is a draft Bill for England and Wales, which sets out the legislative framework for a unified and simpler heritage protection system that will be more open, accountable and transparent.</p> <p>The new system has been designed to provide more opportunities for public involvement and</p>	<p>The Local Plan took into account the core principles/objectives of the Draft Bill and should seek to protect, conserve and enhance</p>

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<p>Sport, 2008)</p> <p>NB: This Bill did not enter Parliament, and has never been brought into force.</p>	<p>community engagement in understanding, preserving and managing our heritage.</p> <p>The Draft Bill would put in place a unified heritage protection system that is easier to understand and use, more efficient, accountable and transparent, and maximises opportunities for public inclusion and involvement.</p> <p>It will remove unhelpful distinctions between different designation regimes (listing, scheduling, registering) to deliver a system that works for the whole historic environment.</p> <p>It will devolve terrestrial designation decisions on assets in England from the Secretary of State to English Heritage, and unifying consents for works to terrestrial assets which will be administered by Local Authorities in England</p>	<p>heritage features.</p>
<p>The Urban Design Compendium, English Partnerships (2000)</p>	<p>Principles:</p> <ul style="list-style-type: none"> • Places for people: For places to be well-used and well-loved, they must be safe, comfortable, varied and attractive. They also need to be distinctive and offer choice, variety and fun. Vibrant places offer opportunities for meeting people, playing in the street and watching the world go by. • Enrich the existing: New development should enrich the quality of exiting urban places. This means encouraging a distinctive response that arises from and complements its setting. This applies at every scale – the region, the city, the town, the neighbourhood and the street. • Make connections: Places need to be easy to get to and integrated physically and visually with their surroundings. This requires attention to how to get around on foot, by bicycle, public transport and the car – in that order. • Mix uses and forms: Stimulating, enjoyable and convenient places meet a variety of demands from the widest range of users, amenities and social groups. They also weave together different building forms, uses, tenures and densities. • Manage the investment: For projects to be developable and well cared for, they must be economically viable, well managed and maintained. This means understanding the market considerations of developers, ensuring long term commitment from the community and the local authority and defining delivery mechanisms as part of the design process. • Design for change: New development needs to be flexible enough to respond to future changes in use, life style and demography. This means designing for energy and resource efficiency, creating flexibility in the use of property, public spaces and service 	<p>The Local Plan consider the guidance</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>infrastructure and introducing new approaches to transportation, traffic management and parking.</p>	
<p>The Urban Design Compendium 2, Delivering Quality Places. English Partnerships (2007)</p>	<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 that shape urban form. • 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>The Local Plan should have regard to this guidance</p>
<p>Urban Task Force: Towards an Urban Renaissance, DETR (1999)</p>	<p>The report addresses a number of Key Issues:</p> <ul style="list-style-type: none"> • Designing the urban environment • Making the Connections • Managing the urban environment • Delivering urban regeneration • Investing in skills and innovation • The 60% target: our assessment 	<p>The Local Plan should consider they key issues and conclusions in this report</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Planning for Change • Managing the Land Supply • Cleaning up the Land • Recycling the Buildings • Making the Investment • Sustaining the Renaissance <p>This report challenges both central government, in term of re-prioritising funding towards environmental resources and devolving power to the local level, and local government in terms of being willing to take on the strategic role required to regenerate the urban environment. The report envisages a greater role for local authorities overall in regenerating their communities.</p>	
<p>Better Places to Live – A Companion Guide to PPG3 DTLR/CABE (2001)</p>	<p>The document states: “The purpose of this guide is to help deliver that change. It does not set out new policy, rather it is a companion to PPG3 and should be read alongside it. It is a guide to better practice, not a pattern book. The guide aims to prompt greater attention to the principles of good design, not constrain thought. It complements By Design¹ and Places, Streets and Movement² by drawing together the principles of good urban design as they relate to the residential environment. Its focus is the urban design principles and approaches which underpin successful housing, not architectural treatment.”</p> <p>Note that all PPGs were superseded by the NPPF on 27th March 2012.</p>	<p>The Local Plan should consider the purpose of this guide and its content.</p>
<p>Better Places to Work, CABE/Llewelyn Davies Yeang (2005)</p>	<p>The study identified the following themes:</p> <ul style="list-style-type: none"> • Ease of movement and legibility • Workplaces that are located to be accessible by a wide range of transport modes, including foot, cycle, public transport and car. • Character, quality and continuity • Workplaces that exhibit a strong positive relationship with surrounding areas, services and facilities. • Diversity Workplaces that contribute to the vitality and viability of their locality by providing, adding to, and supporting a mix of complementary uses. 	<p>The Local Plan should consider these themes.</p>

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Sustainability Workplaces that minimise energy use through design, both during construction and in occupation. • Adaptability Workplaces that are able to accommodate changing requirements, including responding to changing market forces practically and cost effectively. • Management Workplaces that are designed to accommodate systematic management and maintenance regimes so that quality and consistency are maintained. 	
Safer Places: The Planning System and Crime Prevention, ODPM (2004)	<p>Sets out seven attributes of sustainable communities which are particularly relevant to crime prevention:</p> <ul style="list-style-type: none"> • Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security • Structure: places that are structured so that different uses do not cause conflict • Surveillance: places where all publicly accessible spaces are overlooked • Ownership: places that promote a sense of ownership, respect, territorial responsibility and community • Physical protection: places that include necessary, well-designed security features • Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times • Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future 	The Local Plan should have regard to this document
By Design – Urban Design in the Planning System: A Guide to Better Practice, DETR (2000)	<p>The aim of this guide is to promote higher standards in urban design.</p> <p>It recommends some Urban Design principles:</p> <ul style="list-style-type: none"> • Character-A place with its own identity • Continuity and enclosure- A place where public and private spaces are clearly distinguished • Quality of the public realm- A place with attractive and successful outdoor areas • Ease of movement- A place that is easy to get to and move through • Legibility- A place that has a clear image and is easy to understand 	The Local Plan should have regard to this guide.

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	<ul style="list-style-type: none"> • Adaptability- A place that can change easily • Diversity- A place with variety and choice 	
Design and access statements- How to write, read and use them, CABE (2006)	<p>This document is a step by step guide on how to write design and access statements. Design and Access statements should include information on:</p> <ul style="list-style-type: none"> • Proposed uses • The amount proposed on the sites • The proposed layout and its relationship with existing buildings and spaces around the site • The proposed scale in relation to the surrounding • The proposed landscape treatment • The proposed style/appearance <p>Access statements should include information on vehicular and transport links and inclusive access (how everyone regardless of age, disability, ethnicity or social grouping will move through a site).</p>	The Local Plan should have regard to this document
Building in context. New development in historic areas, CABE & English Heritage, (2001)	<p>The aim of the document is to stimulate a high quality of design when development takes place in historically sensitive contexts. The document, using a number of case studies, advises that design should be contextual</p> <p>A good design will:</p> <ul style="list-style-type: none"> • Relate well to the geography and history of the place • Sit happily in the pattern of existing development • Respect important views • Respect the scale of surrounding buildings³ • Use materials and building methods that are as high quality as those used in existing buildings • Create new views that add to the variety and texture of the setting. 	The Local Plan should consider this document
Planning and Access for Disabled People:	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 Local Plan should have

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A Good Practice Guide, ODPM (2003)	the development process. A summary of Good Practice Points is provided in this guide	regard to this guide.
English Heritage Guidance on the Management of Conservation Areas (2005)	<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 conservation areas • 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>	The Local Plan should have regard to these guidelines.
Understanding	English Heritage guidance document that provides a single source of information on	The Local Plan should have

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Place: Conservation Area Designation, Appraisal and Management (English Heritage March 2011)	conservation area designation, appraisal and management.	regard to these guidelines.
Secured by Design Principles, ACPO, (2004)	<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 	The Local Plan should consider the guidelines outline in this document.
Sustainable Urban Extensions: Planned Through Design, Princes Foundation (1999)	The document promotes the integration of individual sites into a master plan for an entire area to encourage linkage	The Local Plan should consider the document
World class places. The Government's strategy for improving quality of place. HM Government, 2009	<p>The vision set out in this document is to ensure that all places are planned, designed and developed to provide everyone, including future generations, with a decent quality of life and fair chances.</p> <p>The strategy recognises that the vision cannot be achieved alone. A wide range of groups need to be involved, local government is identified as having a particularly important role.</p> <p>The government sets out seven strategic objectives in this strategy.</p> <p>Strengthen leadership on quality of place at the national and regional level</p> <p>Encourage local civic leaders and local government to prioritise quality of place</p>	The Local Plan should consider the objectives set out in this strategy

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	<p>Ensure relevant government policy, guidance and standards consistently promote quality of place and are user-friendly</p> <p>Put the public and community at the centre of place-shaping</p> <p>Ensure all development for which central government is directly responsible is built to a high design and sustainability standards and promotes quality of place</p> <p>Encourage higher standards of market-led development</p> <p>Strengthen quality of place skills, knowledge and capacity.</p>	
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); DCLG 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.
Local Green Infrastructure: helping communities make the most of their landscape: Landscape Institute for Green Infrastructure Partnership: Sept 2011	Communities should identify green infrastructure requirements in their local area.	Consideration should be given to communities views on green infrastructure requirements

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<p>Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for Implementation, English Nature, 2003</p>	<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>	<p>Taken into account in regional and local strategies which have informed the Local Plan</p>
<p>Nature Nearby – Accessible Natural Greenspace Guidance (Natural England, 2010; NE265)</p>	<p>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.</p>	<p>Taken into account in regional and local strategies which have informed the Local Plan</p>
<p>Living Places: Cleaner, Safer, Greener 2002 CLG</p>	<p>This document sets out the Government's approach to making cleaner, safer, greener public spaces.</p> <p>The actions identified are</p> <ul style="list-style-type: none"> • Cleaner-by improving how they are maintained, and how services are managed and delivered; • Safer-by improving how they are planned, designed and looked after • Greener and healthier-by ensuring access to high-quality parks and green spaces 	<p>The Local Plan should promote high quality, well designed, clean public green spaces.</p>
<p>Green Space, Better Places: Final Report of The Urban Green Spaces Taskforce</p>	<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>	<p>The Local Plan should promote high quality, well designed, clean public green spaces.</p>
<p>Developing</p>	<p>The guide is the product of consultation with a wide range of stakeholders. It aims to help all</p>	<p>The LDF should enable the</p>

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Accessible Play Space: A Good Practice Guide, CLG, (2003)	those with an interest in developing accessible space by providing advice and practical examples on developing accessible play space that disabled children can use.	provision of accessible, recreational space/facilities that all residents can access.
Improving Urban Parks, Play Areas and Green Spaces, CLG, (2002)	<p>This report sets out the findings of research carried out to inform the work of the Urban Green Spaces Taskforce.</p> <p>The report looks at the uses and users of urban green spaces, innovative and alternative approaches to creating and managing green spaces, barriers deterring the use of these spaces and the extent to which parks and urban green spaces contribute to enhancing the quality and performance of urban environments in terms of their social, economic and environmental benefits.</p> <p>It assesses the current local authority practices for planning, providing, managing and maintaining urban green spaces and play areas, and identify the strengths and weaknesses, discussing the potential other approaches to achieving improvements in standards.</p>	The Local Plan should promote high quality, well designed, clean public green spaces and play areas.
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. <p>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.</p>	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 Sport; 2012)	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
Planning Policy Guidance Note 17 (PPG17): Open Space, Sport and	Sets out that local planning authorities should establish localised standards of provision for open space and recreation based upon local assessments of need in order to promote quality of life in urban and rural areas. Its aims are:	The Local Plan should reflect the core principles/objectives of PPG17 and seek to secure appropriate open space and

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
Recreation, (2002)	<ul style="list-style-type: none"> networks of accessible, high quality open spaces and sport and recreation facilities which meet the needs of residents and visitors that are fit for purpose and economically and environmentally sustainable; an appropriate balance between new provision and the enhancement of existing provision; and Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision. <p>Note: This PPG was superseded and replaced by the NPPF on 27th March 2012.</p>	recreational facilities to serve the district.
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.
Draft Planning Policy Statement: Planning for a Natural and Healthy Environment (2010)	<p>The draft PPS aimed to streamline and consolidate planning policy relating to:</p> <ul style="list-style-type: none"> Biodiversity and geological conservation (currently set out in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)) Landscape protection, soil and agricultural land quality, and forestry (currently set out in paragraphs 21-23, 28-29 and 33 of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)) open space, sport, recreation and play (currently set out in Planning Policy Guidance 17: 	This is taken into account in other national, regional and local strategies which have informed the Local Plan.

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	Planning for Open Space, Sport and Recreation (PPG17))	
Good Practice Guide on Planning for Tourism (Dept for Communities and Local Government, 2006)	<p>This document is designed to:</p> <ul style="list-style-type: none"> • Ensure that planners understand the importance of tourism and take this into account when preparing plans and taking planning decisions • Ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning application • Ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way 	Interpreted into local strategy, which has informed the Local Plan.
Tomorrows Tourism, DEFRA (1999)	<p>Aims</p> <ul style="list-style-type: none"> • To provide a framework for tourism to flourish through government support • To develop quality throughout the industry • To encourage the wise growth of tourism integrating economic, social and environmental impacts 	The Local Plan should reflect the aims of Tomorrows Tourism
Waste Strategy for England 2007, Defra (1 st version of the Strategy for England was published in May 2000)	<p>The main aim of the strategy is to reduce waste through various key actions, these include</p> <p>Incentivise efforts to reduce, re-use, recycle waste</p> <p>Reform regulations</p> <p>Target materials with a greater scope for improving environmental and economic outcomes</p> <p>Stimulate investment in collection, recycling and recovery infrastructure</p> <p>Improve national, regional and local governance.</p> <p>The strategy sees all parts of society, including producers, retailers, consumers, local authorities and the waste management industry, sharing the responsibility for reducing waste.</p>	The Local Plan should take into account the aims of the Waste Strategy
Planning Policy Statement (PPS10) Planning for Sustainable Waste Management,	<p>Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that:</p> <ul style="list-style-type: none"> • help deliver sustainable development through driving waste management up the waste • hierarchy, addressing waste as a resource and looking to disposal as the last option, but 	The Local Plan should consider the requirements of the PPS and include measures to the extent appropriate to the Districts responsibilities

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
ODPM (2005)	<p>one which must be adequately catered for</p> <ul style="list-style-type: none"> • provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities • help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994 • help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations • reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness • protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission <p>ensure the design and layout of new development supports sustainable waste management. Note: This PPS was superseded and replaced by the NPPF on 27th March 2012.</p>	
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; 	The Local Plan should take into account the aims and targets of the Government review of Waste Policy.

Plan, Policy or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • 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. 	

Regional

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable Development		
The South East Plan: Regional Spatial Strategy for the South East, SEERA (2009)	<p>Set out the planning framework for the South East Region and strategy for growth in the Region to 2026.</p> <p>The South East Plan proposes a Central Oxfordshire Sub-Regional Strategy, to be a focus for growth and regeneration. Part of the Cherwell District falls within this subregion.</p> <p>The South East Plan sets the spatial policies for the scale and distribution on new housing, requiring the District to provide some 13,400 homes between 2006 and 2026. The Plan includes a specific allocation of housing numbers for the part of the District within the subregion.</p> <p>The South East Plan also sets out spatial policies on the priorities for new infrastructure and economic development, the strategy for protecting the countryside and biodiversity, and tackling climate change and safeguarding natural resources.</p>	The policies of the Local Plan should be in conformity with this regional planning framework. In particular policies should accord with the principles of sustainable development in the South East Plan.
South East Social Inclusion Statement, 2008	<p>The vision of this statement is for a socially inclusive south east. The targets set out are:</p> <ul style="list-style-type: none"> • Everyone would have the opportunity to live in a decent, sustainable constructed and affordable home • Closing the gap between the most deprived areas in the South East and the rest of the region • Everyone would be able to access the services and facilities which they need • Everyone would have the opportunity to go as far as their talents and efforts will take them, taking advantage of learning opportunities and acquiring the skills needed to find and remain in work • The inequalities in health would be reduced and everyone would have access to good quality health care and services • All sections of the community would have the opportunity to participate in local decision making and be able to engage in cultural activity • Everyone would be able to benefit from the economic growth of the region 	Interpreted into local strategy that have informed the Local Plan
Integrated Regional	Establishes 25 regional sustainability objectives for the South East. The IRF also sets out a	The Local Plan will be appraised

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
<p>Framework (IRF) : A Better Quality of Life in the South East (2004)</p>	<p>series of sub-indicators for each of the 25 regional sustainability objectives. The 25 regional sustainability objectives fall within one of the four key sustainability objectives set out in ‘A Better Quality of Life-A Strategy for Sustainable Development for the UK’ as set out below:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth. 	<p>through the SA process, which is informed by the regional objectives, and indicators set out in the IRF.</p>
<p>Climate Change</p>		
<p>Climate Change Mitigation and Adaptation Implementation Plan for the South East Plan, for SEERA, March 2006</p>	<p>The Implementation Plan supports policy CC2 of the South East Plan (to address climate change mitigation and adaptation) and offers practical advice illustrated where possible with examples of good practice. The Implementation Plan sets out actions required by different organisations including Local Planning Authorities to mitigate and adapt to the forecast effects of climate change in the South East. Cross cutting actions (relevant to several or all of the themes dealt with in the Plan or under Policy CC2) for mitigation and adaptation include:</p> <ul style="list-style-type: none"> • Action C2- LPAs should take action to translate the draft South East Plan policies relevant to climate change adaptation and mitigation (including policies CC2, NMR1-7 and EN1-6) into Local Development Documents (LDDs), and also reflect the relevant draft South East Plan policies in planning conditions and obligations and through planning advice and encouragement (e.g. guidance or informatives), as appropriate. In relation to water issues, they should use the policies and examples in the Regional Assembly and Environment Agency practitioners guide in DPDs and SPDs where appropriate. • Action C3: SPDs on sustainable construction - Prepare an SPD on sustainable construction within all South East local authorities which incorporates the relevant standards and good practice outlined in the South East Plan and other guidance in relation to climate change. • Action C5: Sustainability Appraisals and Strategic Environmental Assessments- Incorporate consideration of climate change into SEA and SA • Action C6: Development checklists- Use the existing development checklists for climate change or develop checklists tailored to local circumstances where appropriate, to ensure 	<p>The Local Plan policies should be developed in accordance with the regional policies and the guidance in the implementation plan.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>new development adapts to climate change.</p> <ul style="list-style-type: none"> • Action C7: Climate proofing plans and strategies- Plans and strategies produced within the region across all sectors and scales should be consistent with the climate change policy (CC2) in the South East Plan. <p>Key responsibilities for local planning authorities (within LDFs) include:</p> <ul style="list-style-type: none"> • Allocate development in DPDs to account for flood risk and to safeguard land for water / habitat • Ensure SEA and SA of LDDs and other plans / policies incorporate climate change • Link other plans (e.g. CFMPs, SMPs) and the spatial planning system • Ensure spatial planning reduces need to travel • Develop local action plans, strategies and checklists • Encourage small scale renewable and CHP energy schemes 	
<p>Meeting the Challenge of Climate Change, SEEDA (2004)</p>	<p>Sets out the premise that although we can influence the extent of future climate change through reducing the quantities of ‘greenhouse gases’ emitted into the atmosphere, the response of the climate system lags behind these emissions. Thus, it states we are already ‘locked into’ a level of unavoidable climate change for the next half century or so. The Study focuses largely on this unpreventable climate change, and how it will impact on key sectors in the South East over the next few decades; it addresses the need and scope for adaptation and the need to plan for it, ahead of time. In respect of land use planning it states that the EU Strategic Environmental Assessment Directive may lead local planning authorities to greater engagement with climate-proofing strategies and guidance.</p>	<p>The Local Plan will be subject to Sustainability Appraisal in accordance with draft Government guidance that will incorporate the requirements of the Strategic Environmental Assessment Directive. On this basis, the Local Plan will need to have regard to the issues concerning climate change.</p>
<p>Climate Change within Local Development Frameworks, South East England Partnership Board, 2009</p>	<p>The purpose of this document is to guide local authorities to ensure they reflect policies of the South East Plan on adaption to and mitigation of climate change.</p>	<p>The Local Plan should consider this document</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Biodiversity and Ecology		
Action for Biodiversity in the South East, The South East Biodiversity Forum (1998)	This document provides an overview of regional biodiversity priorities for the South East and sets regional biodiversity objectives, priorities and targets. It summarises the main habitats and objectives for their conservation, and sets out the main impacts, opportunities and policy issues for each economic sector.	The Local Plan should consider the regional biodiversity priorities and seek to protect and enhance areas of biological diversity
A Biodiversity Guide for the Planning and Development Sectors in South East England, SEEDA (2002)	<p>This document has been produced by the South East England Biodiversity Forum which is a liaison body of governmental and non-governmental bodies and organisations involved in nature conservation, which provides a focus for furthering biodiversity in South East England. It sets out that conserving and enhancing biodiversity is one of the key aims of sustainable development and that the South East Region boasts a great wealth of wildlife with the planning system having a vital role to play in maintaining and enhancing this biodiversity.</p> <p>The document provides guidance illustrating how the aims, objectives and targets of Biodiversity Action Plans can be fully integrated into land use planning and new development in the South East within the current statutory and planning framework by delivering positive gains as well as avoiding negative impacts.</p>	The Local Plan should consider the regional biodiversity priorities and seek to protect and enhance areas of biological diversity.
South East Biodiversity Strategy, South East England Biodiversity Forum (2008)	<p>The South East Biodiversity Strategy aims to be a clear, coherent and inspiring vision and framework that guides and supports all those who can impact biodiversity in the region.</p> <p>It aims to:</p> <ul style="list-style-type: none"> • be a clear, coherent and inspiring vision for the South East; • provide a framework for the delivery of biodiversity targets that guide and support all those who have an impact on biodiversity in the region; • embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners; • create the space needed for wildlife to respond to climate change; • enable all organisations in the South East to support and improve biodiversity across the region; and • be a core element within the strategies and delivery plans of organisations across the 	The Local Plan should consider the regional biodiversity priorities and seek to protect and enhance areas of biological diversity.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>South East region.</p> <p>The Strategy contains the following:</p> <ul style="list-style-type: none"> • a Biodiversity Opportunity Areas map agreed for the region; • SMART targets for BAP habitats and species agreed by all partners; • a bullet point list of responsibilities for all those organisations that sign up to the strategy (listed in the left hand menu as 'Delivering SEBS'); • a clear framework for coordinated delivery of BAP targets across the region; • accountability for leading partnership working towards BAP targets; • guidance and support for key stakeholders and target audiences; and • best practice examples. 	
Environment		
<p>Thames Waterway Plan 2006-2011. River Thames Alliance</p>	<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 	<p>The Local Plan should have regard to this document</p>
<p>A Water Resource Strategy for the South East of England, CPRE (July 2007)</p>	<p>This strategy document presents an analysis of water consumption in the South East, stating that unless action is taken to address the deficit as a matter of the highest priority, the water companies will be unable to keep pace with the resulting steep increase in demand under drought conditions.</p> <p>It contains a suite of measures for reducing water consumption, such as water efficiency, leakage control and effluent re-use.</p>	<p>The Local Plan should take into account the advice and measures contained in the strategy document.</p>
<p>South East Green Infrastructure Framework. From Policy to Practice</p>	<p>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 infrastructure being fully integrated into the plan-making process to ensure delivery.</p>	<p>The Local Plan should consider green infrastructure provision</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
2009		
State of the Environment Report, the Environment Agency (2008)	<p>This document is an assessment of the environment in South East England. It sets out:</p> <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	<p>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):</p> <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.
Regional Housing Strategy (RHS), South East Regional Housing Board,	The document sets out a vision that everyone should have a right to a decent home at a price they can afford. It reviews the Regional Housing Strategy 2006, where the three main priorities have remained:	The Local Plan contribute in delivering the core principles/objectives of the

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
(2008-2011)	<ul style="list-style-type: none"> • Build more affordable homes • Bring decent housing within reach of people on lower incomes • Improve the quality of new housing and of existing stock 	Regional Housing Strategy
Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region, 2006	<p>The study assesses the accommodation and support needs of Gypsy and Travellers in the Thames Valley Region. The aims of the study was</p> <p>To gain a better understanding of the regional and local pattern of movements and encampments</p> <p>Inform the current understanding of accommodation and support needs as assessed by the local authorities</p> <p>Inform the development of future housing and planning policy at a district Level</p> <p>Identify and inform the possible opportunities for cross-authority working to address Gypsy and Traveller needs</p> <p>Data for Cherwell is found in Appendix J of the document.</p>	The Local Plan should be informed by the findings of the document
Transport		
Regional Transport Strategy (RTS) for the South East (Chapter 9 of RPG9 for the South East)	<p>The Strategy aims to achieve a transport system which positively reaches the standards of the best in North West Europe by:</p> <ul style="list-style-type: none"> • promoting management of and investment in the system; re-balancing the structure and use of the transport system in favour of more sustainable modes; and supporting the regional spatial strategy 	The Local Plan should reflect the aims of the RTS by ensuring development proposals aim to reduce the need to travel and minimise negative impacts on the environment.
Employment and Economy		
Regional Economic Strategy for South East England 2002-2012. SEEDA	<p>This sets out a 10 year framework. With the overall aim that by 2012 the South East will be recognised by all as one of the world's 15 top performing regional economies, as measured against a range of economic, social and environmental indicators.</p> <p>The strategy seeks 'smart growth' and comprises of five main objectives, and within those are 18 priorities:</p> <p>Competitive businesses-a dynamic, diverse and knowledge-based economy that excels in</p>	The Local Plan should reflect the aims and objectives of this strategy

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>innovation</p> <ul style="list-style-type: none"> • Priority 1: Enterprise • Priority 2: Growth and Innovation • Priority 3: International Relationships <p>Successful people-a skilled, motivated, inclusive and highly productive workforce that anticipates and embraces change</p> <ul style="list-style-type: none"> • Priority 4: Skills for Prosperity • Priority 5: Participation in Prosperity • Priority 6: Learning for All • Priority 7: Social Dialogue <p>Vibrant communities- an inclusive society characterised by strong, diverse and healthy communities enjoying ready access to high quality jobs, education, homes, health and other services, and free from high levels of crime and discrimination</p> <ul style="list-style-type: none"> • Priority 8: Community Participation and Local Leadership • Priority 9: Urban Renaissance • Priority 10: Connecting Diversity with Prosperity <p>Effective infrastructure- transport, communications, housing and health infrastructures that support and enable continued economic growth and improved quality of life for all.</p> <ul style="list-style-type: none"> • Priority 12: Housing • Priority 13: Transport • Priority 14: Broadband • Priority 15: Brownfield Land <p>Sustainable use of natural resources- environmentally efficient businesses and high quality development</p> <ul style="list-style-type: none"> • Priority 16: Environmental Capital • Priority 17: Sustainable Land Management • Priority 18: Water, Waste and Energy 	

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
The Regional Economic Development Strategy 2006-16 – A Framework for Sustainable Prosperity	<p>The document identifies the following challenges;</p> <ul style="list-style-type: none"> • The global challenge • Smart growth • Sustainable prosperity • And the following goal: • Global competitiveness through smart growth and sustainable prosperity 	The Local Plan should consider this strategy.
Rural		
South East, Rural Delivery Framework	<p>This is a three year delivery framework and delivery plan that seeks to secure collaboration between partners at a local, regional and national level to deliver measurable actions to address the needs of the rural parts of the region. The framework outlines a number of rural issues and objectives that are priorities in the SE region. The issues are set out in themes</p> <ul style="list-style-type: none"> • Biodiversity • Economic Development and Enterprise • Exclusion • Food and Farming • Forestry • Green Space • Heritage • Housing • Landscape • Water and Waste 	The Local Plan should seek to address the rural issues identified in this document
Design & Conservation		
Streets for All South East, English Heritage, 2005	<p>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.</p> <p>The guide is intended to be a reference manual of good practice.</p>	The Local Plan should have regard to this document

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
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
Landscape		
Seeing the Wood for the Trees - A Forestry and Woodlands Framework for South East England. 2004	This document sets out a framework which will help people, including landowners, land managers, regional government, statutory agencies, local authorities, voluntary groups, the forestry contracting and timber/wood using industries, to work together to make sure that our woods are really working for region. The main theme of the framework is 'A secure future for our woodland resources'	Reflected in South East Plan policy NRM7 which the Local Plan should have regard to. Local authorities should assist in the implementation of the strategy by ensuring the value and character of woodlands are protected and enhanced.
Recreation		
The South East Plan for Sport: Mission Possible (2004-2008)	<ul style="list-style-type: none"> • Raising participation by 1% per annum and making England the best sporting nation in the world • Understand what works best, learning lessons and disseminating Best Practice • Improve our communication with external partners, stakeholders and the general public • Support innovation and find new ways to deliver our core objectives • Develop regional infrastructure, both physical and human, to provide facilities, people and systems within a sustainable and equitable framework 	The Local Plan consider the objectives of this strategy.
Tourism ExSEllence – The Strategy for Tourism in the South East, Tourism South East (2004)	Vision – To create a region which: <ul style="list-style-type: none"> • Competes with the best. • Exceeds visitors expectations. • Invests in product and service quality. 	The Local Plan should reflect the aims of the Tourism Strategy

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • 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. 	

Local

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Sustainable Development		
The Cherwell Sustainable Community Strategy (2010)	<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"> • 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 • 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 • 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 developments seek to support the protection of our environment and biodiversity • 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. 	The Local Plan should incorporate the core priorities set out in this strategy
Cherwell Safer Communities Partnership 2008-2011	<p>This document will allow the district and its partners to focus on the challenges in the next three years, to reducing crime and the fear of crime. The strategy sets out a list of priorities, these include:</p> <ul style="list-style-type: none"> • Domestic violence • Young offenders • Alcohol related assault • Drug users and related offending • Perception of anti-social behaviour 	The Local Plan should seek to incorporate the core priorities of the Community Safety Strategy.
Cherwell Cultural	The Cherwell Cultural Strategy sets out a vision of: 'To make Cherwell a place here culture is	The Local Plan should seek to

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Strategy 2005-2008	<p>central to peoples' lives and where participation embrace the heritage of the area, celebrate local tradition and foster a modern and healthy lifestyle'.</p> <p>The strategy has identified eight key themes, each with a range of objectives and actions to make Cherwell richer in cultural diversity and an exciting place to live, work and visit. The themes are as set out below:</p> <ul style="list-style-type: none"> • Thriving rural communities • Sustainability and Environmental Enhancement • Community Involvement • Young People • Community Safety • Health Improvement • Longlife learning • Older People 	deliver the vision set out in the Cultural Strategy.
The saved policies of the Oxfordshire Structure Plan 2016 (not replaced by the South East Plan)	<p>The Structure Plan has been superseded by the South East Plan.</p> <p>Three policies remain saved:</p> <ul style="list-style-type: none"> • T7 Service Stations • H2 Upper Heyford • M2 Sand and gravel 	The Local Plan should have regard to these saved policies.
Oxfordshire Rights of Way Strategy, County Council (2006)	<p>The vision for this Rights of Way Plan is: To improve the existing public rights of way network for all users, and improve the extent, use and understanding of the network, so that rights of way fulfil the role as a vital part of life in the County.</p> <p>Aims:</p> <ul style="list-style-type: none"> • Public rights of way are protected and well maintained • A better joined-up network that meets the needs and demands of users accommodating the interests of land managers, the natural environment our cultural heritage • A public rights of way network which enables access for all • A thriving countryside where residents and visitors are able to understand and enjoy their 	The Local Plan should have regard to this strategy

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	rights, in a responsible way	
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.
RAF Upper Heyford Planning Brief (1999)	The revised brief is required by Policy H2 of the Oxfordshire Structure Plan 2011 The vision of the brief is to facilitate the repair of landscape scarred by military intrusion.	The Local Plan should have regard to the information provided in the previous brief where relevant
RAF Upper Heyford Comprehensive Planning Brief (1999)	The 1999 Comprehensive Planning Brief was prepared in the interest of implementation of policy H2 of the former Oxfordshire Structure Plan 2011. The underlying objective of the brief was to facilitate the repair of a landscape scarred by military intrusion through enabling development, i.e. the provision of a new settlement. The brief envisaged the clearance of buildings and hard surfaced areas outside the area of the new settlement, the restoration of the land to form part of the surrounding countryside, the removal of military intrusion in the landscape and new development in character with the surrounding landscape and villages.	The Local Plan should have regard to appropriate parts of the brief
Banbury Analysis of potential for strategic development 2013	The potential for strategic development appraisal has identified that there is capacity for further growth within Banbury. All development should follow two guiding themes: <ul style="list-style-type: none"> • A compact, sustainable, historic market town contained within its environmental limits; and • A landscape setting which protects and enhances the areas environmental assets and positively benefits the quality of life of its inhabitants. 	The Local Plan should have regard to the guiding themes within the appraisal.
Climate Change & Renewable Energy		
Cherwell Environmental Strategy for a Changing Climate (2008)	This document updates the Cherwell Environmental Strategy 2002 and reflects the increased and urgent priority given to climate change. The document includes several actions based on the themes of: <ul style="list-style-type: none"> • “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% over the next five 	The Local Plan should seek to deliver the themes identified in the Environmental Strategy.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>years.</p> <ul style="list-style-type: none"> • “Working in Partnership” – awareness raising and promoting action, and addressing local environmental issues • “Planning for Sustainable Development”: Actions for planning for sustainable development include incorporating the principles of reducing carbon emissions in all LDF documents, ensuring the due consideration is given to biodiversity and landscape conservation with particular regard to climate change impacts, and liaising with neighbouring planning authorities to share and promote best practice and work towards a unified approach. 	
Cherwell District Council North Oxfordshire Banbury Canalside Level 2 Strategic Flood Risk Assessment (Oct 2012)	The SFRA forms the part of the evidence base for the Local Development Plan and the SPD. It provides a review of flooding and surface water issues that affect the character of the canalside area.	The Local Plan should consider the flood risk information and recommendations for site specific mitigation contained within the SFRA.
Low Carbon Environmental Strategy 2012	<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"> • 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; • 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. • Sustainable communities – improvement in the emissions given off by commercial and industrial enterprises and associated traffic. • 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 	The Local Plan should seek to deliver the themes identified in the Low Carbon Strategy.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>households.</p> <ul style="list-style-type: none"> Working in Partnership – awareness raising and promoting action to encourage CO2 saving measures. 	
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
"Protecting and Enhancing Cherwell's Natural Environment" Corporate Biodiversity Action Plan 2013–2014 (Previous document: Cherwell Biodiversity Action Plan 2005-2010)	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.
Cherwell District Council Addendum to Habitats regulations	A Habitats Regulation Assessment is required for all plans and projects that may have an adverse effect on European designated sites including Special Areas of Conservation (SAC), Special Protection Areas (SPA)	The Local Plan should seek to protect and enhance Internationally designated sites.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
assessment: stage 1 Screening of the proposed submission Draft Cherwell Local Development Plan 2012 (March 2013)		
Environment		
Cherwell Catchment Abstraction Management Strategy (CAMS), Environment Agency (2005)	<p>The Cherwell CAMS covers the whole length of the river Cherwell and its tributaries, from its source at Charwelton in Northamptonshire to the confluence with the River Thames at Oxford, an area of 906km².</p> <p>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>The Cherwell CAMS sets out that Banbury and Bicester are two urban centres in the catchment which are currently witnessing considerable growth in population. It states that this growth may place increasing pressure on existing water resources in this CAMS area.</p> <p>The Cherwell CAMS will need to cover the following issues:</p> <ul style="list-style-type: none"> • What are the most suitable options for managing the river? • How much water is needed to protect the river environment, including the ecology? • How much water is needed by abstractors (e.g. water companies) and other water users (e.g. angling clubs)? 	
Housing		
Cherwell District Council Housing Strategy (2005-2011)	<ul style="list-style-type: none"> • 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 seven priorities are: • Deliver the promises made under the transfer of Council homes in 2004 to Charter Community Housing; 	The Local Plan should seek to deliver the priorities as set out in the Council's Housing Strategy.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Increase provision of new affordable housing; • Prevent homelessness and improve provision of assistance and accommodation for those accepted as homeless; • Improve delivery of new housing; • Improve housing standards, including condition and energy efficiency; • Help people live independently; and • Promote effective management of affordable housing across Cherwell. 	
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"> • Increase supply and access to housing • Develop financially inclusive, sustainable communities • Provide housing for our most vulnerable residents • Ensure homes are safe, warm, and well managed • Prevent homelessness • Maximise resources and be an investment-ready district 	The Local Plan should seek to deliver the priorities as set out in the Council's Housing Strategy.
Cherwell Homelessness Strategy 2007 – 2011	<p>This strategy contains a number of strategic objectives: Improving multi-agency work to prevent homelessness Improve housing options advice to prevent homelessness</p> <ul style="list-style-type: none"> • Improve access to private sector housing for those at risk of homelessness • Establish a homelessness prevention framework for young people • Establish a homelessness prevention framework for victims of domestic abuse • Establish a homelessness prevention framework for vulnerable adults 	The Local Plan should have regard to this strategy.
Cherwell Temporary Accommodation Strategy 2008-2011	<p>The aims are:</p> <ul style="list-style-type: none"> • To keep the numbers of households living in temporary accommodation to an absolute minimum • To ensure that when homelessness is unavoidable and temporary accommodation is 	The Local Plan should have regard to this strategy.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>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</p>	
Private Sector Housing Grant and Assistance Policy	<p>The policy aims to</p> <ul style="list-style-type: none"> • be consistent with the Housing Strategy aims and objectives • Improve the quality, condition and energy efficiency of homes in the district • Enable vulnerable people to remain in their homes • Provide adapted homes for disabled people • Bring empty homes back into use • Provide affordable homes in the private rented sector • Reduce fuel poverty • Improve areas where socio-economic factors or housing stock condition suggest intervention is appropriate 	The Local Plan should consider the objectives of this policy
Cherwell's Housing Strategy for Older People 2009-2014, consultation draft- April 2009	<p>The strategy's main aim is to ensure good quality services to meet the ageing population.</p> <p>The strategy outlines five priority objectives:</p> <ul style="list-style-type: none"> • Provide and support preventative services that allow people to remain living independently in their own home • Increase provision of specialist older people's housing • Improve the provision of information and advice about housing options for older people • Involve older people in the way we provide services • Ensure new development of housing meets the needs of older people now and in the future. 	The Local Plan should consider the priorities outlined in the draft strategy and seek to meet the varying needs of the district's population.
Extra Care Housing Strategy. Oxfordshire County Council 2008	<p>This strategy sets out the steps that need to be taken to meet the housing and care needs of older people. The objectives outlined are:</p> <ul style="list-style-type: none"> • putting older people at the centre of the service planning system • a quality service in supporting independence 	The Local Plan should have regard to this document and seek to meet the varying needs of the district's population- including the needs of older people

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<ul style="list-style-type: none"> • Offering a range of facilities valued by older people • Offering applicants a range of options in terms of how they acquire their property and options on how they fund care. • The long term aim is to develop or re-model up to 7,800 units by 2025 	
Draft Private Sector Housing Strategy 2010-2014	<p>The Council is committed to improving housing standards to benefit local residents. The draft strategy aims to ensure that houses in the district offer residents choice, independence, affordability and are of a good quality.</p> <p>The Strategy identifies a number of priorities:</p> <ul style="list-style-type: none"> • Ensure existing privately rented homes are accessible and affordable • Ensure existing stock is in good condition • Support vulnerable people so that they can remain living in their own homes, and improve their health outcomes • Improve energy efficiency to reduce carbon emissions and fuel poverty 	The Local Plan should have regard to the draft strategy and seek to meet the priorities set out in the document.
Cherwell Local Development Framework Annual Monitoring Report 2012	See Environment section for further information	See Environment section for further information
Transport		
Oxfordshire Local Transport Plan 2006 – 2011	<p>It focuses on five priority areas:</p> <ul style="list-style-type: none"> • tackling congestion • delivering accessibility • safer roads • better air quality • improving the street environment. 	The Local Plan should have regard to these priority areas.
Employment & Economy		
Economic	The Strategy deals with four main issues: the international environment, the business	The Local Plan should consider

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
<p>Development Strategy (2006 - 2016) Oxfordshire Economic Development Partnership</p>	<p>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. 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. 	<p>this strategy</p>
<p>Cherwell Economic Development Strategy 2007-2011</p>	<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 	<p>The Local Plan should consider the aims of this strategy and ensure that development proposals encourage economic development.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>economy</p> <ul style="list-style-type: none"> • A knowledge economy 	
<p>Cherwell Economic Development Strategy 2011 - 2016</p>	<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 	<p>The Local Plan should consider the aims of this strategy and ensure that development proposals encourage economic development.</p>
<p>Rural</p>		
<p>Cherwell Rural Strategy 2009-2014 (April 2009)</p>	<p>The Rural Strategy was published on 01 April 2009. The objectives and aims in the main document cover the period 2009 - 2014.</p> <ul style="list-style-type: none"> • The strategy is divided into five main themes which are further divided into objectives: Theme A: Improve Rural Services and Facilities, Retain & Improve Rural Services, Retain & Improve Village Facilities, Maintain & Improve Rural Transport • 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 • Theme C: Provide Village Homes and Secure Village Infrastructure: Provide Good 	<p>The Local Plan should reflect the issues identified in the Rural Strategy.</p>

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>Quality, Affordable Rural Homes, Ensure Effective Infrastructure and Utility Services</p> <ul style="list-style-type: none"> • Theme D: Support a Sustainable Rural Economy Support rural jobs and businesses, Encourage tourism that supports the local economy and communities • 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 	
Design & Conservation		
Building in Harmony with the Environment Supplementary Planning Guidance, CDC, (1998)	A supplementary planning guidance document to provide sustainability advice on the design of buildings, road layouts, pedestrian and cycle routes, landscaping, site layout, building form, active solar energy designs, insulation, windows, heating, lighting, ventilation, materials, water conservation, waste. Some of the standards referred to have now been superseded by advances in technology or new best practice but the principles on which the document is based remain important.	The Local Plan should be informed by this document.
Home Extensions and Alterations Design Guide, CDC (2007)	<ul style="list-style-type: none"> • Promote the use of appropriate energy solutions for individual properties • Promote the importance of local context in materials, design and layout • Design of new properties and extension to older buildings should consider and enhance the wildlife provision • Encourage the use of contemporary architectural design in extensions, alterations and where appropriate on historic buildings 	The Local Plan should consider the guidance
Countryside Design Summary (1998)	This Supplementary Planning Guidance is used to guide development in the district's rural areas so that the distinctive character of Cherwell's countryside, settlements and buildings are maintained and enhanced.	The Local Plan should be informed by this document
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		

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Cherwell District Landscape Assessment, Cobham Resource Consultants (1995)	This characterises the District's landscape and defines particular Character Areas	The Local Plan should be informed by the landscape character assessment.
Cherwell District Council Banbury Landscape Sensitivity and Capacity Assessment 2013	This assessment characterises the landscape sensitivity and capacity of 10 sites on the periphery and within Banbury town.	The Local Plan should be informed by the landscape study and should seek to ensure that allocations respect the sensitivity and capacity of the landscape to accommodate certain uses in order to conserve landscape character.
Cherwell District Council Bicester Landscape Sensitivity and Capacity Assessment 2013	This assessment characterises the landscape sensitivity and capacity of 10 sites on the periphery and within Bicester town.	The Local Plan should be informed by the landscape study and should seek to ensure that allocations respect the sensitivity and capacity of the landscape to accommodate certain uses in order to conserve landscape character
Cotswolds AONB Management Plan 2008-2013	<p>The Cotswolds Conservation Board has two statutory purposes:</p> <ul style="list-style-type: none"> • to conserve and enhance the natural beauty of the Cotswold AONB • to increase the understanding and enjoyment of the special qualities of the AONB <p>The Board has set out a number of objectives within the Plan, including:</p> <ul style="list-style-type: none"> • By 2010, the likely impacts of climate change on the character of the Cotswold are understood and a strategic response to be developed • By 2013, a programme of measures to address likely impacts of climate change (mitigation and adaptation) in place are implemented • By 2010, a strategic response is in place to secure the conservation and enhancement of 	The Local Plan should seek to conserve and enhance the Cotswold AONB

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
	<p>landscape character to address the potential adverse impacts of the globalisation on agricultural land use</p> <ul style="list-style-type: none"> • By 2013 a robust framework of strategies and plans is in place to secure development in and around the AONB, which contributes to the social and economic wellbeing of the Cotswolds whilst conserving and enhancing its distinctive character. • The Cotswolds is appreciated and experienced by as wide range of people as possible, and barriers are identified and removed • An integrated approach to the management of recreation and tourism is taken, ensuring that they do not damage the character and special qualities of the Cotswolds. <p>The Management Plan has been adopted as supplementary guidance by the District Council.</p>	
Cherwell Green Space Strategy 2008-2016	<p>The Cherwell Green Space Strategy identifies green spaces that are present within the district and assesses what areas are needed to meet current shortfall and potential future needs. Green space areas include:</p> <ul style="list-style-type: none"> • Parks and Gardens; • Natural/ semi-natural green space; • Amenity green space; • Provision for children and young people; • Outdoor sport facilities; • Allotments and community gardens; • Cemeteries and church yards; • Green corridors; and • Civic spaces. 	The Local plan should seek to safeguard and develop green spaces.
Cherwell District Council Local Development Framework Core Strategy Background Document Open	This document forms part of the base for the Councils LDF and updates the councils open space database.	The Local plan should seek to safeguard and develop open spaces.

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Space Update 2011		
Wroxton and Drayton: Strategic Heritage Impact Assessment 2013	New development must respect their landscape setting within the area and must also respect the historic environment. Any new development on the urban fringe will be assessed for to determine potential impacts on heritage assets. Areas of woodland, trees and hedgerow should be retained, and any new planting should take place at an early stage. Development design should take a soft approach at the urban edge.	The Local Plan should seek to safeguard heritage assets from new development.
Recreation		
Cherwell Recreation Strategy 2007-2012	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; 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.	The Local Plan should have regard to this strategy.
Cherwell Tourism Development Study 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
Minerals & Waste		
Oxfordshire Minerals and Waste Local Plan – Preferred Options (Feb 2007)	The aims and objectives of the Local Plan relate to ensuring adequate supply of minerals and sufficient capacity for waste management; ensuring sustainable use of resources; seeking reduced waste production; encouraging increased material recovery and recycling and use of secondary materials; reducing disposal by landfill; minimising transportation, environmental and community impacts; and, ensuring good restoration of sites and appropriate and beneficial after-uses.	The Local Plan should consider the aims and objectives of the Local Plan.
Oxfordshire Minerals and Waste Plan Minerals and Waste Core Strategy	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	The Local Plan should consider the policies and guidance of the strategy. It should seek to avoid unnecessary sterilisation of

Policy, Plan or Programme	Aims and/or Objectives	Implications for the Local Plan
Submission Document 2012	waste.	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

Other Evidence

Other Evidence	Objectives/Purpose	Implication for the Local Plan
Climate Change & Renewable Energy		
Renewable Energy and Sustainable Construction Study, (2009)	This study provides an understanding of the local feasibility and potential for decentralised, renewable and low carbon technologies; local targets for decentralised and renewable or low carbon energy; and local requirements for sustainable construction.	The Local Plan should be informed by the findings of this study
Biodiversity and Ecology		
Habitats Regulation Assessment HRA: Stage 1 (2009)	A HRA is required to determine whether a Local Development Document contains proposals that are likely to have a significant effect on sites of European importance. The district has one site of European importance, the Oxford Meadows SAC.	The Local Plan should be informed by the results of this assessment
Desk Study and Extended Phase 1 Ecological Survey Banbury and North Cherwell	Extended phase 1 survey of a selection of sites identified by the Council and not being promoted by developers	Findings of the assessment taken into account where relevant to the Local Plan
Desk Study and extended Phase 1 Ecological Survey Bicester and Central Oxfordshire	Extended phase 1 survey of a selection of sites identified by the Council and not being promoted by developers	Findings of the assessment taken into account where relevant to the Local Plan
Oxfordshire Conservation Target Areas Report	Study to identify Conservation Target Areas for Oxfordshire: Areas of greatest opportunity for biodiversity improvement	Conservation Target Areas for Cherwell to be incorporated into the LDF
Oxfordshire Wildlife & Landscape Study	The study shows the results of an investigation of landscape character and biodiversity across the County and includes guidelines for its protection and	The Local Plan should be informed by the study

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	enhancement.	
Environment		
Strategic Flood Risk Assessment (Level 1) (2009)	<p>The objective of this level 1 assessment is to review available information on flood risk in the district.</p> <p>This document provides flooding information to allow the council to apply the sequential test to proposed development sites and to assist in identifying whether the application of the Exception test will be necessary.</p> <p>The document also helps inform of appropriate policies for flood risk management for the district.</p>	The Local Plan should be informed by the results of this assessment
Bicester Environmental Baseline report 2013	<p>The Bicester Environmental Baseline Report is intended to serve several purposes, including;</p> <ul style="list-style-type: none"> • Contribute to the evidence base of the local plan; • To provide context and understanding of the environmental baseline around Bicester; • Allow an understanding of the setting of Bicester and the town relates to the landscape in which it lies; • Identify and map environmental assets around Bicester determining their function, role and contribution to sustainability; and • To inform the Bicester Masterplan; 	The Local Plan should consider the information contained within the report.
Housing		
Oxfordshire Housing Market Assessment: TRIBAL, Dec 2007.	<p>The study analysed the housing market within Oxfordshire. The aims of the study were to</p> <ul style="list-style-type: none"> • identify and define the Oxfordshire sub-regional housing market and housing markets within it • analyse the Oxfordshire sub-regional housing 	The Local Plan should be informed by the findings of this document and seek to address the housing need in the district.

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	<p>market, including its character drivers and other influences</p> <ul style="list-style-type: none"> • derive figures for housing need and demand in the Oxfordshire sub-region determine the requirements for market and affordable housing. • provide a basis for all partners in the Oxfordshire-sub region to develop and implement sustainable policies that will lead to a balanced housing market. 	
Draft Affordable Housing Viability Study, 2009, Three Dragons	Study undertaken to inform preparation of new LDF policy for affordable housing. The study examines the potential impact on development viability of different policy options for new qualifying thresholds and percentages for requiring the provision of affordable housing.	The Local Plan should be informed by the results of the study
Housing Needs Estimates June 2008, B.Line Housing Information	Local housing needs estimates produced to supplement the SHMA and provide more local evidence to inform LDF and housing policy preparation. The study is based on the 'Bramley' model and adapted to suit local circumstances.	The Local Plan should be informed by the results of the study
Housing Needs Estimates June 2009, B.Line Housing Information	Housing needs work commissioned to supplement the SHMA and to provide more local evidence to inform LDF and housing policy preparation. The study assesses annual housing need in Cherwell using the 'Bramley' model adapted to local circumstances. It is an update of a report produced in 2008, and takes account of the effect of the recession including the reduced availability of mortgage finance and the fall in property prices. It looks at how the changing economic climate has affected need in the district, including examining the need created from owner occupiers falling into	The Local Plan should be informed by the results of the study

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	difficulties with their housing finance.	
Needs Assessment for Travelling Showpeople, 2008, Tribal	An assessment of the accommodation (including spatial requirements for storage and maintenance of fairground rides) needs of travelling showpeople in Oxfordshire. The objectives were to: identify the current presence of showpeople in the Oxfordshire area, including household characteristics, the types of accommodation currently occupied, links to the local area and/or other areas, specific accommodation requirements; understand, document and quantify the accommodation and related needs of showpeople; provide analysis of these needs at the county and district level; ensure that the coverage of the study and calculation of need arising from it comply with the guidance issued by CLG for needs assessments.	The Local Plan should be informed by the results of the study and the ongoing single issue review of the South East Plan.
Transport		
Bicester ITLUS	<p>The study sets out the transport strategy for the Bicester area up to 2026 to help determine future directions for growth.</p> <p>The aims of the study are</p> <ul style="list-style-type: none"> • To make recommendations on the most sustainable location(s), in transport terms, for future housing and employment development in Bicester post 2016; and • To identify appropriate and deliverable measures which will effectively meet the short, medium and long-term transport needs of the Bicester area by supporting any development that takes place during this period. 	The Local Plan should be informed by the findings of this study
Banbury ITLUS	The study sets out the findings of Banbury	The Local Plan should be informed by the findings of this study

Other Evidence	Objectives/Purpose	Implication for the Local Plan
(2009)	<p>Intergrated Transport and Land Use Study for the period between 2006-2026. It looks at the transport infrastructure requirement to facilitate sustainable development in the town up to and beyond 2026.</p> <p>The key aims are:</p> <ul style="list-style-type: none"> • To make recommendations on the most sustainable locations, in transport terms, for future housing and employment in Banbury post 2016 • To identify appropriate and deliverable measures which will effectively meet the short, medium and long term transport needs of Banbury by supporting any development that takes place during this period 	
Cherwell Rural Areas Integrated Transport Land Use Study (CRAITLUS), 2009	The study identifies the transport and land use impacts of the potential new housing developments in rural Cherwell. The results showed 14 villages could accommodate new development in a sustainable way with minimal adverse impact on the transport network.	The Local Plan should be informed by the findings of this study
The Banbury Movement Study 2013	<p>Important priorities for Banbury are to:</p> <ul style="list-style-type: none"> • reduce congestion; • develop and increase public transport; and • develop and increase cycling and walking. <p>In order to achieve the three priorities listed above, eight strategic objectives are set out:</p> <ul style="list-style-type: none"> • encourage economic growth/ employment and more diverse local economy; • maintain Cherwell's urban centres; <p>promote sustainable tourism;</p>	The Local Plan should have regard to these priorities and objectives when locating strategic allocations sites and when considering policies for individual sites in and around Banbury.

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	<ul style="list-style-type: none"> • accommodate new development that maintains/ enhances Cherwell's local identity; • provide sufficient accessible, good quality services and facilities; • sustainable locations should be used for development; • reduction in the use of private car as a mode of transport and promoting use of public transport; and • protect and enhance Cherwell's core assets, including cultural heritage assets and the natural environment. 	
<p>Bicester Movement Study 2013</p>	<p>Important priorities for Bicester are to:</p> <ul style="list-style-type: none"> • reduce congestion; • develop and increase public transport; and • develop and increase cycling and walking. <p>In order to achieve the three priorities listed above, eight strategic objectives are set out below:</p> <ul style="list-style-type: none"> • encourage economic growth/ employment and more diverse local economy; • maintain Cherwell's urban centres; <p>promote sustainable tourism;</p> <ul style="list-style-type: none"> • accommodate new development that maintains/ enhances Cherwell's' local identity; • provide sufficient accessible, good quality services and facilities; • sustainable locations should be used for development; • reduction in the use of private car as a mode of 	<p>The Local Plan should have regard to these priorities and objectives when locating strategic allocations sites and when considering policies for individual sites in and around Bicester.</p>

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	transport and promoting use of public transport; and <ul style="list-style-type: none"> • protect and enhance Cherwell's core assets, including cultural heritage assets and the natural environment. 	
Employment & Economy		
Cherwell District Employment Land Review (2006)	The study assesses the quantity, quality and viability of employment land throughout the District. The review helps inform work on the LDF, determining planning applications and respond to planning appeals.	The Local Plan should be informed by the findings of this document
Cherwell District Council PPS 6 Assessment	The document is an assessment of future retail capacity within Cherwell District. The findings of the assessment will assist in the preparation of retail and town centre policies	The Local Plan should be informed by the findings of this study
Kidlington Village Centre Health Check (2007)	The health check monitors the vitality and viability of Kidlington Centre. The Local Plan should be informed by this health check	The Local Plan should be informed by this health check
Banbury Town Centre Health Check (2007)	The health check monitors the vitality and viability of Banbury Town Centre	The Local Plan should be informed by this health check
Bicester Town Centre Health Check (2007)	The health check monitors the vitality and viability of Bicester Town Centre	The Local Plan should be informed by this health check
Cherwell District Council Retail study final Draft Report Oct 2012	The study aims to inform the retail strategy for Cherwell District Council Local development plan by providing information on how it can respond to current and future planning applications for development. The study identifies a range of outputs:	The Local Plan should consider this study.

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	Profiling the role and health of Cherwell's centres and retail destinations; Assessing the need for new development; and Identification of potential development opportunities/sites required to meet identified need.	
Cherwell Local Development Framework Annual Monitoring Report 2012	See Environment section for further information	See Environment section for further information
Cherwell District Council Cherwell Economic Analysis Study Draft Report 2012	This report provides an economic analysis upon which to provide a framework to the council's Local Plan. The report provides the following: <ul style="list-style-type: none"> • Analysis of Cherwell's economic strengths and weaknesses • Identification of trends and drivers within key economic sectors. scenarios for Cherwell's future development	The Local Plan should consider the trends and information contained within this report.
Design & Conservation		
Design Guide for the Conversion of Farm Buildings, Cherwell District Council (2002)	This guidance document encourages sympathetic conversion of agricultural and industrial buildings, retaining the simplicity of their original scale and form with minimal alterations to the external or internal appearance	The Local Plan should consider the guidance
Landscape		
Landscape Character and Sensitivity Assessment (2009)	A study carried out around Banbury and Bicester to assess the landscape sensitivity and its capacity to accept residential and employment development, formal and informal recreation and woodland.	The Local Plan should be informed by the results of this assessment

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	The assessment informs decisions on how the council will meet the housing requirements set out in the South East Plan.	
Recreation		
PPG17: An indoor sports and recreation facilities assessment for Cherwell District Council, (August 2006)	<p>The main aims of the indoor sports and recreation assessment were to answer the following questions:</p> <ul style="list-style-type: none"> • Identify local needs through assessment • Audit public and private existing open space, sport and recreational facilities • Set local provision standards • Apply provision standards • Produce options for future strategy and policies. 	The Local Plan should be informed by the results of this assessment
PPG17: Open Space, Sport and Recreational Facilities Needs Assessment Audit and Strategy, (August 2006)	<p>The main focus of the study was to:</p> <ul style="list-style-type: none"> • Identify local needs through assessment • Audit public and private existing open space, sport and recreational facilities • Set local provision standards • Apply provision standards • Produce options for future strategy and policies. 	The Local Plan should be informed by the results of
Cherwell District Council Greenspace Strategy, (2008)	<p>The strategy develops findings from the PPG17 Open Space, Sport and Recreational Needs Assessment and Audit- Setting out in detail the Council's vision and goals for green space.</p> <p>The vision set out is 'to provide, safeguard and develop a network of safe, accessible and attractive green spaces that are valued, well managed and maintained and enhance the quality of life, sense of well-being, health and learning opportunities of all</p>	The Local Plan should be informed by the recommendations of this strategy

Other Evidence	Objectives/Purpose	Implication for the Local Plan
	sections of the community'	
Cherwell District Council Playing Pitch Strategy, (2008)	<p>This document builds upon the recently completed study of open space, sport and recreation in the district.</p> <p>The vision set out is 'to provide, safeguard and develop a network of good quality playing pitches and related facilities that are valued, well managed and maintained and enhance the quality of life, sense of well-being, health and learning opportunities of all sections of the community'.</p>	The Local Plan should be informed by the recommendations of this strategy
General		
Living in Cherwell, (2009), MM Consulting	This document sets out the latest statistics and information on life in Cherwell.	The Local Plan should be informed by the data provided in this document.
Understanding Bicester, Summary of Evidence, March 2007, Oxfordshire County Council, Cherwell District Council and Bicester Town Council	Joint research undertaken to provide an evidence base for planning and service provision for new housing and to support the development of sustainable, thriving communities. The paper provides a profile of Bicester based on the available data.	The Local Plan should be informed by the data provided in this document.
ONS Data	Data on the district and its places available from the ONS website	The Local Plan should be informed by relevant ONS data unless superseded by more up-to-date data
Director of Public Health for Oxfordshire Annual Report III, Reporting on 2008-2009, Recommendations for 2009-2010,	Report aims to report on progress and set challenges for the next year and to galvanise action on five main threats to the future health, well-being and prosperity of Oxfordshire. The five main long-term threats are: 1. Breaking the cycle of deprivation; 2. an ageing population; 3. mental health and well-being; 4.	The Local Plan should be informed by this report

Other Evidence	Objectives/Purpose	Implication for the Local Plan
March 2009	obesity; 5. killer infections	
Top 20 Companies in Banbury, Bicester and Kidlington, May 2009, Economic Development, Cherwell District Council	Information on the top 20 companies in each of the district's urban areas	Background information for spatial portraits
Oxfordshire Quarterly Economic Briefing, April 2009, Andrew Chadwick, Oxfordshire Economic Observatory	Regular update looking at recent changes in the performance and health of Oxfordshire's economy based on official statistics released or updated Jan 09-March 09.	Background information for spatial portraits & identifying issues.
Annual Monitoring Reports (AMR) (2009, 2010, 2011, 2012)	The AMR is an annual report that reviews the progress on preparation of the council's LDF. It provides monitoring information on business development, housing, environmental quality and transport.	The Local Plan should be informed by the findings of the reports.
Bicester Eco-Town Concept Study, (2009)	This report explores the potential to create an eco-town at NW Bicester. The proposed eco-town will contain at least 5,000 homes on a site of approximately 345ha.	The Local Plan should be informed by this study
Cherwell District Council North Oxfordshire Annual satisfaction survey 2012	The 2012 annual satisfaction survey aims to understand residents' opinions on the services they receive from the council. It provides the council with a source of satisfaction data and crucial business information facilitating informed decisions with regard to service provision in the district.	The Local Plan should have regard to appropriate parts of the survey
Cherwell Local	The council's 2012 AMR reviews the council's	The Local Plan should consider the information provided in the AMR.

Other Evidence	Objectives/Purpose	Implication for the Local Plan
Development Framework Annual Monitoring Report 2012	progress of the Local Plan and includes monitoring information of the natural environment, housing, and employment, The purpose of the AMR is to: <ul style="list-style-type: none"> • Monitor Cherwell’s Local Plan against timetables in the Local Development Scheme; • Assess the extent to which policies are being achieved; and • Review actions taken under the duty to cooperate. 	
Oxfordshire Minerals and Waste Annual Monitoring Report 2011	This monitoring report reports on the implementation Oxfordshire Minerals and Waste Development Framework (MWDF) and the extent to which policies and targets are being achieved or not achieved and the reasons why. It will also indicate if policies need changed and the actions required to achieve this	The Local Plan should consider the information within the report.



Cherwell Local Plan Submission
Sustainability Appraisal Report
Annex B: Strategic Policies and
Sites



Assessment Tables

Prepared for:
Cherwell District Council

Prepared by:
ENVIRON
Exeter, UK

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Project Manager/Director (signature):	J Curran 
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1 Introduction

This Annex sets out the assessment tables used to assess most of the policies within the Proposed Submission Local Plan. The assessment of Policies Bicester 7, Banbury 11, Banbury 14, Bicester 9, Banbury13 and INF1: Infrastructure are not recorded using assessment tables because they are issue specific i.e. cemetery provision and provision of recreation space and facilities, infrastructure provision. The assessments of these policies are reported in Table 8.1 of the main SA report.

Tables B1-31 record the assessment of the policies, including general strategic policies and site specific policies, against the SA framework.

Table B1 Vision and Strategic Objectives

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.	++	++	++	Vision explicitly addresses the provision of "good quality, market & affordable housing". Also addressed in SO6, 7, 8 and 9.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	+	+	+	Vision includes seeking to minimise flood risk, in particular with reference to protecting the natural environment. Strategic Objective 11 seeks to incorporate the principles of sustainable development which should be taken to include the provision of SuDS within developments, and ensure that the risk of flooding is not increased.	
3. To improve the health and well-being of the population and reduce inequalities in health	++	++	++	Reference in Vision to health facilities and in SOs. The Vision seeks to address inequalities in health, and aims to maximise well-being. Healthy lifestyles are encouraged through the Vision's aim to ensure people have access to sport and recreation facilities when they need it. The assumption being that the timely and efficient investment will continue throughout the plan period. SO 10 seeks to address health inequalities.	
4. To reduce poverty and social exclusion	+	+	+	Reducing poverty and social exclusion is mentioned in the Vision, and it is also implicit in the emphasis on employment and housing. SO10 seeks to provide services and facilities with the aim of reducing social exclusion and poverty.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	SO4 states the Local Plan will maintain and enhance the safety of Cherwell's urban centres. This should assist with reducing levels of crime and the fear of crime.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	Explicitly stated in the Vision. SO10 provides for sufficient, accessible good quality facilities and services to meet cultural, social and other community needs.	
7. To improve	++	++	++	Accessibility is a strong theme in	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
accessibility to all services and facilities				both the Vision and SOs.	
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	+	+	+	Efficient and effective use of land is identified in SO12. The Plan acknowledges the need to prioritise the use of existing employment sites. The reuse of soils is sought by policy ESD10, but is not a requirement for development proposals, and is not explicit within the Vision or objectives	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	Objective SO14 addresses air pollution and air quality through setting out that the Core Strategy should minimise pollution in urban and rural areas. Maximising the opportunity to shift dependence from the car to sustainable modes of transport is acknowledged as one of the challenges for the District, and the need to consider how development can contribute to improving air quality.	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	Objective SO14 addresses biodiversity by setting out that the Core Strategy will “ <i>protect and enhance the natural environment and Cherwell's core assets, maximising opportunities for improving biodiversity...</i> ” The Plan acknowledges that one of the challenges and objectives for achieving sustainable development is the need to ensure that measures are taken to ensure that biodiversity is capable of adapting to climate change.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	Cherishing, protecting and enhancing its distinctive natural, built and historic environment and its rich historic heritage are now part of Cherwell's Vision. The Plan acknowledges the challenge of the need to improve the quality of built environment and urban areas whilst ensuring new development maintains or enhances distinctiveness. Objective SO15 requires the protection and enhancement of cultural heritage assets and	Enhancement: SO4 could be reworded to include explicit mention of its heritage assets as an integral part of the maintenance and enhancement of the distinctiveness of Cherwell's urban centres. <i>This has been addressed. See Table 8.1</i>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>archaeology and the historic environment.</p> <p>NPPF requires core planning policies to 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.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	Explicitly addressed in SO13.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	Increasing local resource efficiency is mentioned within SO11.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>Although none of the strategic objectives specifically refer to reducing waste generation and disposal, several of them will support this SA objective. SO11 promotes sustainable development and resource efficiency and decentralised energy production which both work towards the achievement of this SA objective. SO12 also promotes the efficient and effective use of land. Minimising waste and maximising recycling are also highlighted as priority areas within Cherwell's key challenges to ensuring sustainable development.</p>	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	The Vision refers to protecting Cherwell's natural resources of which its rivers form part. SO15 addresses pollution (in all forms). SO11 refers to resource efficiency including water efficiency.	
16. To increase energy efficiency,	+	+	+	Addressed in SO 11 as promotion of renewable energy and	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and the proportion of energy generated from renewable sources in the District				decentralised energy systems.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+	+	+	SO1 seeks to facilitate economic growth and employment and a more diverse local economy.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+	+	+	SO1 – SO4 address economic growth specifically. <u>SO3 explicitly supports an increase in skills and innovation.</u> The District's long term competitiveness is supported by increases in skills and innovation, supporting the diversification of the rural economy, and supporting regeneration in order to attract businesses, in particular higher technology industries. Skills are mentioned in Policy BSC7.	Mitigation / enhancement: Include innovation in BSC7 alongside skills.
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	SO5 encourages sustainable tourism.	

Table B2 Presumption in Favour of Sustainable Development (Policy PSD1)

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. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	0	0	0	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
3. To improve the health and well-being of the population and reduce inequalities in health	0	0	0	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
4. To reduce poverty and social exclusion	0	0	0	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
5. To reduce crime and disorder and the fear of crime.	0	0	0	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				without delay.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
7. To improve accessibility to all services and facilities	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
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	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
10. To conserve and enhance and create resources for the District's biodiversity	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				without delay.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	<u>0</u>	<u>0</u>	<u>0</u>	Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development. Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	0	0	0	<p>Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development.</p> <p>Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	0	0	0	<p>Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development.</p> <p>Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.</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>Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development.</p> <p>Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.</p>	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	<p>Neutral effect. This is an overarching policy setting out the presumption in favour of sustainable development.</p> <p>Requiring plan-making to positively seek opportunities to meet development needs and decision-taking to approve proposals which comply with the Development Plan without delay.</p>	

Table B3 Theme 1: Developing a Sustainable Local Economy (Policies SLE1, SLE2, SLE 3)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	0	0	Neutral effect. Housing policies address the provision of housing.	
2. To reduce the risk of flooding and the 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 and 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.	
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 SLE 1 will help to provide jobs within the district.	
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	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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 section 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, <u>and improving the public realm (by explicit requirement for proposals to meet Policy ESD16).</u></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	+	+	+	<p>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 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.</p>	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including	+	+	+	<p>Policy SLE 2 supports this objective by improving town centres and not supporting 'out of town' retail. This should support urban renaissance and should avoid the development of greenfield land.</p> <p>Policy SLE 1 supports the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
the re-use of materials from buildings, and encouraging urban renaissance				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. The policy also seeks to protect existing employment land for class B uses.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	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 SLE 2 supports this objective aiming to achieve town centres which are pleasant to walk around and accessible by public transport. Policy SLE 2 does not support out of town retail developments 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.	
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	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 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	+	+	+	SLE1 directs new employment development towards existing employment sites, and requires development to respect the historic environment. New small scale rural	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
countryside and historic environment				<p>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. 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 supports for tourism growth in sustainable locations explicitly</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				requires proposals to be in accordance with other policies in the Plan, which would include policy ESD16.	
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.</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>Policy SLE 2 does not support out of town retail developments which can be dominated by car travel, any development will have to meet a sequential test and the condition that it can genuinely be accessed by public transport, walking and cycling.</p>	
13. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products	+	+	+	<p>Although none of the economic policies explicitly mentions sustainably 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.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>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.</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 achieve sustainable water 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 everyone can benefit from the economic growth of the District	++	++	++	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 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. Policy SLE 3 also supports the provision and maintenance of jobs within the tourism sector.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	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.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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. Supporting text to SLE1 encourage investment in high tech industry, science and research at Bicester and Kidlington thus contributing to innovation and potentially increased skills.	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	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 individual proposals coming forward.	

Table B4 Theme 1: Developing a Sustainable Local Economy (SLE 4, SLE 5)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home				N/A. Housing policies address the provision of housing.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment				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 and 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 and disorder and the fear of crime.				N/A	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	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. 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	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	
7. To improve accessibility to all services and facilities	+	+	+	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.	
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	+	+	+	Policy SLE5 expects the implementation of HS2 to adopt sustainable procurement and construction methods. Supporting text to Policy SLE 4 cross references joint working with the County Council, Oxford Airport and Civil Aviation Authority when considering any proposals. <u>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.</u>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	Policy SLE4 should help to reduce per capita greenhouse gas emissions and air pollution by supporting new transport links, modal shift and sustainable locations for employment and housing growth. Policies ESD1: Mitigating and Adapting to Climate Change, ESD2: Energy Hierarchy, ESD3 Sustainable Construction, ESD4: Decentralised Energy Systems, and ESD5: Renewable Energy would help transport proposals supported by SLE4 to address pollution and greenhouse emissions. Policy SLE5 requires the implementation of HS2 to adopt sustainable procurement and construction methods.	
10. To conserve and enhance and	0	0	0	Neutral effect. The biodiversity impacts of transport connections	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
create resources for the District's biodiversity				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.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	0	0	0	The assessment of potential routes for the relief roads 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 ESD16 to protect the historic environment. However, these are still only likely to minimise the impacts. 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. Policy SLE5 aims to minimise the impacts of the HS2 including noise and visual intrusion.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	Policy SLE4 supports this objective by 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 supporting text includes reference to a number of projects to improve connections within the district, including by sustainable methods. 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				N/A	N/A

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.					
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 achieve sustainable water management				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, ensure growth is in sustainable locations and improve modal shift which should help to reduce fuel use in private vehicles.</p> <p>Policies ESD1: Mitigating and Adapting to Climate Change, ESD2: Energy Hierarchy, ESD3 Sustainable Construction, ESD4: Decentralised Energy Systems, and ESD5: Renewable Energy 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 supports 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.</p> <p>Policy SLE4 will help improve journey times, accessibility and</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
an educated/skilled workforce, and support the long term competitiveness of the District				modal choice within the district. Policy SLE5 aims to maximise economic and social benefits of the HS2 for the district.	
19. To encourage the development of a 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.	

Table B5 Theme 2 Building Sustainable Communities (Policies BSC1-BSC12)

(Policies BSC1: District Wide Housing Distribution, BSC2: The Effective and Efficient Use of Land - Brownfield land and Housing Density, BSC3: Affordable Housing, BSC4: Housing Mix, BSC5: Area Renewal, BSC6: Travelling Communities, BSC7: Meeting Education Needs, BSC8: Securing Health and Well-being, BSC9: Public Services and Utilities, BSC10: Open Space, Outdoor Sport and Recreation Provision, BSC11: Local Standards of Provision – outdoor recreation, and BSC12: Indoor Sport, Recreation and Community Facilities)

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>Under policy BSC1 Cherwell district will provide 16,750 additional dwellings by 2031.</p> <p>The Council will meet the full, objectively assessed needs for market and affordable housing, including the identification of key sites critical to delivery. (BSC1 to BSC4, BSC6 and BSC7)</p> <p>Under BSC3 self-build and self-finish are expected to contribute to meeting affordable housing needs.</p> <p>Cherwell will meet its rural housing requirements by allocating development to sustainable rural locations (Policy Villages 2) through the Local Neighbourhoods DPD.</p>	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment				<p>This SA Objective is not directly relevant to the housing and community policies. Sequential allocation of housing in relation to flood risk areas is required by the NPPF. Flood risk is addressed in full in Policy ESD1: Mitigation and Adapting to Climate Change, ESD6: Sustainable Flood Risk Management, ESD7: Sustainable Drainage Systems, and ESD8: Water Resources.</p> <p>Theme two includes one reference to flooding (BSC6: Travelling Communities): <i>“The following criteria will also be considered in assessing the suitability of traveller sites: c) avoiding areas at risk of flooding”</i></p>	
3. To improve	++	++	++	Theme two includes a number of	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
the health and well-being of the population and reduce inequalities in health				<p>policies that contribute to a positive effect for this objective:</p> <p>Policy BSC 3: through provision of affordable housing for those in most housing need; Policy BSC 5: through supporting proposals that improve health and well-being; BSC 6: provision of additional sites / pitches / plots for travelling communities should have an overall significant positive effect on health through the alleviation of overcrowding and provision of new sites to modern standards. Policy BSC8: through supporting the provision of health facilities; Policy BSC 10 indicates that the Council will support the provision of health and other facilities in sustainable locations which contribute towards health and well-being; Policy BSC11: Open Space, Outdoor Sport and Recreation Provision would ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured; Policy BSC 12: through the protection, enhancement and improvement of access to indoor sport, recreation and community facilities.</p>	
4. To reduce poverty and social exclusion	++	++	++	<p>In theory, the provision of policies that require affordable housing, a proportion of which is social, should create a more 'equal' housing market, should allow those in lower incomes to access high quality housing. Similarly, the provision of pitches for Gypsies and Travellers should provide access to more accommodation. (BSC3 and BSC6)</p> <p>Policy BSC 4 on housing mix should have a significant positive effect on achieving social inclusion. The policy seeks to provide a mix of housing in order to meet 'lifecycle spectrum' of households and a mix of housing on development sites that</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>responds to housing needs. The policy refers to the aim of creating socially mixed and inclusive communities. The supporting text also makes clear that strategic housing sites will be expected to provide extra care housing to which affordable housing policy BSC 3 will also apply.</p> <p>BSC 5 Area Renewal is also specifically aimed at dealing with issues of deprivation and should have a significant positive effect on reducing poverty.</p> <p>BSC 9: Public Services and Utilities is aimed at improving or providing new public services/utilities and should have a positive effect on improving social inclusion and improve access to services.</p>	
5. To reduce crime and disorder and the fear of crime.				<p>The policies are not directly relevant to crime and disorder. However, these issues are addressed in other policies in the plan such as Policy ESD 16: The Character of the Built Environment requires development to be designed to provide safe places to live and work and new development proposals should be achieve Secured by Design accreditation.</p> <p>Policy BSC 5: Area Renewal should help improve the environmental and social conditions that can contribute to crime or the fear of crime.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	<p>Theme two addresses this objective in a number of polices:</p> <p>Policy BSC1: District Wide Housing Distribution supporting text stresses that CDC will seek to widen opportunities for home ownership, extend choice, provide an appropriate mix of house types, size and tenure including self-build and self-finish;</p> <p>Policies BSC3 and BSC6: provide affordable housing and sites / pitches / plots for travelling communities.</p> <p>Policy BSC5: will support the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>community fabric of defined areas;</p> <p>Policy BSC11: Local Standards of Provision- Outdoor Recreation sets out the requirement for the range of community outdoor recreation facilities which should be well maintained, clean, safe, free from litter and vandalism, with some having access to nature, semi-natural greenspace, places for quiet contemplation. Civic spaces should provide a: <i>“clean, safe, litter and graffiti free community site which encourages a sense of place where local distinctiveness and traditions can be celebrated. The civic space will provide public art and ancillary facilities, where appropriate, to accommodate a wide range of uses.”</i></p> <p>Policies BSC10, 11 and 12 provide requirements for open space, outdoor and indoor recreation and sport.</p> <p>Proposals are required to contribute to community facilities and to demonstrate any non-viability of contributions to open space provision.</p>	
7. To improve accessibility to all services and facilities	++	++	++	<p>Theme two sets out multiple requirements for local accessible facilities and access to other facilities nearby, specifically policies BSC5, BSC6, BSC10 and BSC12.</p> <p>Policy BSC 1 seeks to direct development to the most sustainable (including accessible) locations. BSC7 requires proposals to locate new schools in sustainable locations and consider the co-location of other services and facilities with schools to create community hubs, which could improve accessibility.</p>	
8. To improve	++	++	++	Policy BSC2: Effective and	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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				Efficient Use of Land sets out policy in this regard From the Housing Trajectory it is estimated that approximately 45% of the additional new homes can be delivered on previously developed land. There will still be negative impacts on greenfield land from meeting the remaining new housing requirements. The density of housing development will be expected to represent the most efficient use of land taking into account the character and appearance of individual localities and the design of the development proposed.BSC2 expects in general that new housing should be provided at a net density of at least 30 dwellings per Ha. There is an emphasis on high quality homes. Proposals should determine if there is potential for harm to the historic and natural environment and if the proposal will provide a satisfactory living environment. Policy BSC 5: Area Renewal also supports this SA Objective.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	None of the policies within Theme Two (sustainable development) actively address air quality issues, although there is only one AQMA within the District in Banbury. Policy SLE4: Improved Transport and Connections supports modal shift. A mitigation measure has been put forward in relation to the Theme 3 policies in relation to air quality. Policy BSC 1 proposes a housing distribution focused on sustainable locations and in particular an urban focussed approach will maximise opportunities for minimising air pollution from traffic.	
10. To conserve and enhance and create resources for the District's	++	++	++	Policy BSC12: Local Standards of Provision- Outdoor Recreation sets out that a publicly accessible, spacious, clean and litter free site with clear pathways and natural features that encourage wildlife conservation	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
biodiversity				and biodiversity, sites should be maintained to protect nature, in addition to encouraging biodiversity in allotments and cemeteries. The supporting text of Policy BSC2 makes reference to opportunities for enhancing biodiversity from the use of previously developed land.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>The Theme 2 introduction states that the Plan aims to avoid development in inappropriate locations and coalescence with neighbouring settlements and the plan identified Green Buffers at the edges of the two towns in order to maintain Banbury and Bicester's distinctive identity and setting, prevent coalescence and protect gaps between the existing /planned edge of towns and surrounding settlement, protect the identity and setting of landscape and historic features of value that are important to the identity and setting of the two towns, and to protect important views.</p> <p>Although policy BSC2 expects in general that new housing should be provided on net developable areas at a density of at least 30 dwellings per Ha its supporting text suggests that this is expected to reflect the character and appearance of individual localities with design principles reflecting these local circumstances, which should help to take account of the historic environment and countryside setting.</p> <p>Policy BSC11: Local Standards of Provision- Outdoor Recreation requires development proposals <i>"to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance."</i> which will contribute to maintaining historic parks and gardens, and semi-natural greenspaces such as country</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				parks.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	Policy BSC1 will maximise opportunities for sustainable travel through an urban focussed approach.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.				Not covered by these policies but addressed by the theme 3 sustainable development policies.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste				Not covered by these policies but addressed by the theme 3 sustainable development policies.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management				Not covered by these policies but addressed by the theme 3 sustainable development policies and the strategic site assessments.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District				Not covered by these policies but addressed by the theme 3 sustainable development policies.	

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.	+	+	+	BSC12 should create positive effects for this objective, as that economic and employment increases are an effect of direct investment and would result in positive employment outcomes. It will be important to identify sites that will enable access to services, facilities and potential sources of employment, which will promote social cohesion but which will not be out of scale with or dominate nearby settled communities. Policy BSC5: Area Renewal also refers to employment outcomes.	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.	+	+	+	Policy BSC7: Meeting Education Needs The District 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. Policy BSC 5: Area Renewal also refers to education outcomes.	
19. To encourage the development of a buoyant, sustainable tourism sector				N/A	

Table B6 Theme 3: Ensuring Sustainable Development (Policies ESD1-ESD18)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, 2. 3. sustainably constructed and affordable home				N/A.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	++	++	++	Policy ESD1 provides for the district to adapt to climate change, including locating development in the appropriate places, considering design approaches and minimising the risk of flooding, including using SuDS (Policy ESD3 provides for the use of SuDS also), this would result in a positive effect on this Objective. Policy ESD6 reduces the risk of flooding by using the sequential test approach to development and therefore locating vulnerable developments in areas at lower flood risk. The policy also seeks to restore natural river flows and floodplains, increasing their amenity and biodiversity value. The policy requires site specific flood risk assessments for development proposals (criteria are provided). Policy ESD6 and ESD7 will ensure that surface water runoff of developments will be managed through the use of SuDS. Policy ESD7 identifies that site-specific FRA should be used to determine how SuDS can be used on particular sites.	
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	The majority of the Theme 3 policies will directly or indirectly help to improve the health and well-being of the population, for example, through improving access to certain ecological resources, protecting green spaces, protecting water and air quality, adapting to climate change and reducing	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				contributions towards climate change. The effect is supported specifically by policies such as ESD17 which sets out that the Oxford Canal will be protected as a green transport route and that the towpath is accessible.	
4. To reduce poverty and social exclusion				N/A	
5. To reduce crime and disorder and the fear of crime.	+	+	+	Policy ESD16: The Character of the Built Environment requires development proposals achieve Secured by Design accreditation. Although Policy ESD3 requires all new homes to meet Code for Sustainable Homes Level 4 which is likely to mean that homes will be built to the standards of Secure by Design Section 2. However, the credits relating to this issue are tradable and therefore it is not certain that this credit would be sought for all new homes.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	ESD18 specifies the maintenance and enhancement of the green infrastructure network and specifically, the connection of towns to the urban fringe and the wider countryside.	
7. To improve accessibility to all services and facilities	+	+	+	ESD17 sets out that the Oxford Canal will be protected as a green transport route and that the towpath is made accessible with the effect of making this 'service' or 'facility' more accessible. ESD18 specifies the maintenance of the green infrastructure network and specifically, the connection of towns to the urban fringe and the wider countryside.	
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	++	++	++	Policy ESD3: Sustainable Construction requires the adoption of sustainable construction practices and encourages the use of recycled materials. Promoters of development must be able to transparently demonstrate why they consider meeting these	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
encouraging urban renaissance				<p>standards as economically unviable if they want the Council to consider accepting more relaxed standards. The Council must consider the cumulative sustainability effects of accepting reduced standards if the Local Plan is to be sustainable.</p> <p>Collectively, the policies within Theme Three promote good design to create attractive, high quality environments.</p> <p>In addition, Policy BSC 3: Efficient and Sustainable Use of Land in Theme Two of the Local Plan expects housing development to make efficient and sustainable use of land, including the use of previously developed land within urban areas and villages. The policy also requires a density of at least 30 dwellings per hectare and will be expected to reflect the character and appearance of individual localities.</p> <p>Policy ESD16: The Character of the Built and Historic Environment sets out a number of design expectations with regards to landscape, townscape and historic assets. This includes support for efficient use of land and infrastructure, through appropriate land uses, mixes and densities, and proposals which bring redundant or underused buildings into appropriate use.</p> <p>Policy ESD14 identifies the role that the Green Belt plays in assisting urban regeneration, by encouraging the recycling of derelict and other urban areas.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	<p>Policies ESD1: Mitigating and Adapting to Climate Change, Policy ESD2: Energy Hierarchy, Policy ESD3: Sustainable Construction, Policy ESD4: Decentralised Energy Systems,</p>	<p>Enhancement: The Development Management DPD should contain a policy which requires air quality impacts arising from specific operational and/or construction related</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				and Policy ESD5: Renewable Energy Proposals will all contribute to reducing greenhouse gas emissions per capita within the district and will support adaptation to the effects of climate change. ESD10: Protection and Enhancement of Biodiversity and the Natural Environment requires air quality assessment will be required for development proposals likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution. None of the other policies within Theme Three actively address air quality issues, although there is only one AQMA within the District in Banbury.	development activities to be assessed.
10. To conserve and enhance and create resources for the District's biodiversity	++	++	++	<p>Policy ESD9: Protection of the Oxford Meadows SAC will ensure that development will have no adverse effects on the Oxford Meadows SAC, which is the only European site located within the district-<u>The Addendum to Habitats Regulations Assessment: Stage 1 Screening of the Proposed Submission Draft Cherwell Local Plan August 2012 Final Screening of Proposed Changes March 2013 and Further Proposed Changes October 2013</u>concluded that the Local Plan would not lead to significant effects on Natura 2000 sites including the Oxford Meadows SAC.</p> <p>Policy ESD10 Protection and Enhancement of Biodiversity and the Natural Environment will conserve and enhance and create new resources for the district's biodiversity. All proposals will be assessed against the mitigation hierarchy in the NPPF. Policy ESD11 will protect Conservation Target Areas which represent the areas of greatest opportunity for strategic biodiversity improvement in the District. Policy ESD13: Local Landscape Protection and Enhancement</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>encourages the planting of woodlands, trees and hedgerows. ESD3 provides for all new homes to be expected to meet at least CfSH level 4. This should have positive effects in terms of ecology and biodiversity.</p> <p>ESD15 may indirectly support the achievement of this objective dependent upon the current biodiversity value and potential of the land allocated for Green Buffer.</p> <p>ESD16 requires developments to limit the impact of light pollution from artificial light on nature conservation. This is particularly relevant to protected species of bats, but light pollution can also have negative impacts on other species.</p> <p><u>ESD17 seeks to protect the biodiversity value of the Oxford canal corridor.</u></p> <p>ESD18 Green Infrastructure (GI) requires the protection of nature conservation sites whilst improving the GI network.</p> <p><u>Policy ESD5 on renewable energy requires that renewables developments do not have adverse effects on biodiversity.</u></p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	++	++	++	<p>Policy ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB) seeks to ensure development conserves and enhances the AONB and that the AONB Management Plan is used as Supplementary Planning Guidance.</p> <p>ESD13: Local Landscape Protection and Enhancement protect and enhance natural environmental assets and landscape character requires development proposals to be accompanied by a landscape assessment where appropriate, (which should certainly be the case for developments in the AONB in order to have proper</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>regard). This policy also protects the setting of settlements, buildings, structures and other landmark features and will also protect the historic value of the landscape.</p> <p>Policy ESD16: The Character of the Built and Historic Environment sets out a number of design expectations with regards to landscape, townscape and heritage assets. This policy seeks to protect, sustain and enhance designated and non-designated 'heritage assets'. Heritage assets can include areas and landscapes which have a degree of significance meriting consideration in planning decisions. The policy requires proposal to be accompanied by information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation. This could be relevant to the proposed growth on the outskirts of Bicester, in particular.</p> <p>ESD16 requires developments to limit the impact of light pollution from artificial light on intrinsically dark landscapes (which includes the Cotswolds AONB) and nature conservation will help conserve and enhance the AONB. <u>ESD16 includes support for bringing redundant or underused buildings into appropriate use, especially if they are on English Heritage's At Risk Register, and this will help to secure the District's heritage assets for the future.</u></p> <p><u>Policy ESD15 Green Boundaries for Growth</u> proposes <u>Green Buffers</u> which will help maintain Banbury and Bicester's distinctive identity</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>and setting, protect the separate identity if neighbouring settlements which surround the 2 towns, prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements, protect the identity and setting of landscape and historic features of value that are important to the identity and setting of the two towns, and to protect important views. Development proposals within the Green Buffers will only be permitted where they would not conflict with these objectives.</p> <p><u>Policy ESD5 on renewable energy requires that renewables developments do not have adverse effects on landscape.</u></p> <p>In general, it is considered that the Theme Three policies perform very well against this SA objective.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<p>Policy ESD1 Mitigating and Adapting to Climate Change sets out the requirement for development to reduce the need to travel and encourage sustainable travel options. The effect of this should be a reduction on pollution from travel through less car use.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>Policies ESD1: Mitigating and Adapting to Climate Change, will help to reduce greenhouse gas emissions and reduce the need to travel and encourage use of sustainable transport options, to reduce the dependence on the private car.</p> <p>Policy ESD2: Energy Hierarchy encourages a reduction in energy use per capita. Energy Statements (using a Council template to be developed), demonstrating how the energy hierarchy has been applied, will be required of large</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>developments. Policy ESD3: Sustainable Construction encourages the use of sustainable construction practices and materials. Policy ESD4: Decentralised Energy Systems will help to provide heat and electricity in an efficient and sustainable way.</p> <p>Policy ESD5: Renewable Energy Proposals supports renewable and low carbon energy wherever appropriate. ESD16 also sets out that where possible locally sourced materials should be used.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	<p>Policy ESD3: Sustainable Construction will encourage a reduction in waste generation through requiring development proposals in the district to maximise resource efficiency and reduce waste and pollution and make adequate provision for the recycling of waste. The sustainable management of municipal waste arisings is not directly within the remit of the Local Plan.</p>	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	++	++	++	<p>Policy ESD8: Water Resources seeks to maintain and improve water quality and seeks to achieve sustainable use of water. The policy states that development will only be permitted where adequate water resources exist or can be provided within detriment to existing uses.</p> <p>Policy ESD 7 identifies the need to protect groundwater quality in considering SuDS solutions.</p> <p>Policy ESD3: Sustainable Construction will also ensure that a high level of water efficiency is achieved in new homes and non-residential developments, through the requirement to meet high development standards (BREEAM and Code for Sustainable Homes Level 4).</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	++	++	++	Policies ESD1: Mitigating and Adapting to Climate Change, Policy ESD2: Energy Hierarchy, Policy ESD3: Sustainable Construction, Policy ESD4: Decentralised Energy Systems, and Policy ESD5: Renewable Energy Proposals will all help to increase energy efficiency and the proportion of energy generated from renewable sources in the district.	Enhancement: Policy ESD 4 could be further strengthened as currently it is not clear that that the developer must demonstrate the equivalent or greater benefit from the alternative solutions.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.				N/A	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District				N/A	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	<p>Overall a positive effect on tourism. Policy ESD5: renewable Energy Proposals will ensure that planning applications for renewable energy developments will be assessed for landscape and visual impacts on landscapes which could potentially be viewed as having a potential effect on the attractiveness of the countryside.</p> <p>Policy ESD12: Cotswolds AONB seeks to protect the AONB from inappropriate development and will also have a positive effect on maintaining visitors' attraction. The Cotswolds AONB Management Plan will be used as supplementary guidance in decision making relevant to the AONB.</p> <p>Policy ESD15 Green Boundaries for Growth proposes Green Buffers which will help maintain the Districts' landscape and historic assets</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>and have a positive effect on maintaining green tourism and visitors' attraction.</p> <p>Furthermore, policy ESD17 sets out to promote leisure and tourism related uses of the Oxford Canal.</p>	

Table B7 Bicester 1 North West Bicester Eco-Development

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 would provide 5,000 homes to the north west of Bicester (1,793 to be delivered within the Plan period) with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix)</p> <p>Homes to be constructed to a minimum of Level 5 of the Code for Sustainable Homes, and use low embodied carbon in construction materials</p> <p>As this is a strategic housing site a minimum of 45 self-contained extracare dwellings need to be provided. The opportunity for self-build affordable housing is provided for by the policy. Layout to achieve Building for Life Silver, lifetime homes and space standards.</p>	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	+	+	+	<p>The River Bure is the main river due to the flood alleviation function it performs.</p> <p>The vast majority of site is within flood zone 1 and therefore at low flood risk and compliant with Ecotowns key standards. The policy sets no development in areas of flood risk with development set back from watercourses.</p> <p>Given the size of the Site, an FRA is needed.</p> <p>Contaminated land assessments should be undertaken to determine the extent of any potential risk with infiltration techniques.</p> <p>Given the intention to provide 40% of the total areas as greenspace there is potential for extensive SuDS.</p> <p>The Water Cycle Study accompanying the</p>	<p>Enhancement: The policy should contain a requirement for the development to be set back from the watercourse to the north of Lords Lane.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p> <p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Masterplan will include surface water management to avoid increasing the risk of flooding.	
3. To improve the health and well being of the population and reduce inequalities in health	++	++	++	<p>The policy requires provision of a GP surgery and a dental surgery.</p> <p>Walking and cycling will 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. Transport strategy will cover walking and cycling.</p> <p>40% of the site's area will comprise green space, at least 50% of which will be publically 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 terms of employment, schools and local services including health care.</p>	
4. To reduce poverty and social exclusion	?	?	?	<p>The provision of affordable housing and extracare housing with mixed tenure within the mix will contribute towards addressing social exclusion.</p> <p>Providing each neighbourhood of approximately 1000 houses with 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>Uncertain effects of the policy as there is no way of determining whether the provision of jobs at this level; (Key principle of development is to provide one job per new household that can be easily</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				reached by walk, cycle or public transport) would reduce poverty or social exclusion. An economic strategy is to be submitted with proposals to demonstrate how access to work is to be achieved. Deprivation currently not a major issue within the area.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	There is no mention of crime in the policy. Given the site's current designation as greenfield there may inevitably be a rise in crime on this site against the current baseline. However, the policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community ¹	?	?	?	<p>The policy is mostly supportive of this objective and the sub-objectives, areas of uncertainty concern noise from the proximity to railway lines and increased traffic.</p> <p>It is likely that through increased traffic and proximity to rail lines that noise will be an impact.</p> <p>The policy provides mixed use and a range of housing tenures, <u>As this is a strategic housing site a minimum of 45 self-contained extracare dwellings need to be provided.</u> The opportunity for</p>	<p>Mitigation: Under 'Key site specific design and place shaping principles' noise should be a key design consideration.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

¹ Railway line bisects the site. As such any proposals will need to include appropriate design based mitigation (such as positioning provide gardens away from railway lines) in addition to detailed mitigation measures for the detailed design, taking into account rail noise and the M40. Given 9% of the land area is to be set aside for B1, B2 and B8 uses, there may be increases noise and air pollution from traffic increases associated with these developments. However, it is impossible to conclude, without a design layout, where these impacts would fall, but any design should locate these uses where they would have the least likelihood of adverse environmental effects.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p><u>self-build affordable housing is provided for by the policy. Layout to achieve Building for Life Silver, lifetime homes and space standards.</u></p> <p>Local centre hubs will 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, dependant on design but a development of 5,000 units in greenfield is likely to have an impact.</p> <p>SO 1 encourages a mixed use and range of housing tenure.</p> <p>SO 3 encourages residential amenity and sense of place.</p> <p>It is uncertain whether it will improve the satisfaction of people with their neighbourhoods as places to live.</p>	
7. To improve accessibility to all services and facilities	+	+	+	<p>Mixed use development is proposed and centre hubs will provide for a mix of uses including retail, employment, community and residential provision. Education, health care, community and indoor sports facilities will be encouraged to locate in local centres and opportunities for co-location are welcomed. This coupled with good provision of footpaths and cyclepaths, and bus stops should help make services and facilities accessible.</p> <p>NPPF requires provision of</p>	<p>Mitigation: More detail should be included within the policy on the design of proposals, density, overall impressions etc.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				accessible local services that 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 essentially greenfield land in agricultural use 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> <p>The policy requires dwellings to be constructed to a minimum Code for Sustainable Homes Level 5, and non-residential buildings to be 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 to 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>Mitigation: The policy should encourage the specific reuse of buildings where possible and sustainable design.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p> <p>Mitigation: For all greenfield sites which potentially contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p><i>This has been partly addressed. See Table 8.1 in SA Report.</i></p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	++	++	++	<p>A Transport assessment and Travel Plan is required. The layout must make provision for and prioritises non-car modes and encourage a model shift from car use to other forms of travel.</p> <p>At least 50% of journeys made from the site will be</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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>Design standards require the use of low embodied carbon in construction materials. However, it is likely that there will be some adverse effects on air quality given the 50% of trips from a previously vacant site will be made by car.</p> <p>There is a requirement for the proposal to mitigate climate changes, therefore an onus on renewable energy and zero carbon².</p>	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>Biodiversity projects will be developed as part of the Masterplanning process. Proposals must provide a biodiversity strategy and demonstrate a net gain in biodiversity including the creation of a local nature reserve. The policy requires an Ecological and Landscape 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</p>	<p>Mitigation: Provide more detail on biodiversity projects. This should address BAP targets, habitat creation and the conservation and enhancement of protected sites.</p> <p><i>This has been addressed. See Table 8.1 in main SA Report.</i></p>

² This definition “zero carbon in eco-towns is that over a year the net carbon dioxide emissions from all energy use within the buildings on the eco-town development as a whole are zero or below” of zero carbon applies solely in the context of eco-towns, and applies to the whole development rather than to individual buildings.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				of BAP habitat and some notable species on the Site.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	?	?	?	<p>Proposals must comply with Policy ESD16. Proposals must minimise the visual impact of development from the surrounding countryside, whilst also respecting the landscape setting.</p> <p>A landscape assessment for the site has been undertaken which shows that the site has low sensitivity and value and a high capacity for development (LSCA, 2010). An update to this assessment, the final draft LSCA, 2013 shows the site to have moderate to high capacity to accommodate residential and employment development, and medium capacity to accommodate recreation and woodland. The policy requires development which respects the landscape setting.</p> <p>English Heritage consider that although the development area as a whole is relatively unconstrained by nationally significant heritage assets, two Grade II listed barns at Hinley Farm and the Grade II listed Home Farmhouse are within the site and the Grade II* Church of St. Lawrence, Caversfield just outside the boundary and it is 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.³</p> <p>This historic town of Bucknell lies to the north west of this</p>	<p>Mitigation: Heritage and Landscape Character should be mentioned in the policy, taking on board the findings of the landscape assessment. This should include the need for development to retain and respect the historic significance of heritage assets within and adjacent to the development area, particularly the Grade II listed structures at Hinley Farm and Home Farmhouse, the Grade II* listed church of St Lawrence at Caversfield, and the historic town centre and RAF Bicester.</p> <p><i>This has been addressed.</i></p> <p>Mitigation: Policy should require archaeological surveys to assess the significance of known archaeological features and assess likelihood of unknown features, as part of any development of this site.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>

³ English Heritage, Consultation Response to 'Local Plan Proposed Submission August 2012', December 2012.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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. (Final draft Bicester Green Buffer Report Evidence Base, 2013).</p> <p>OCC indicates that a geographical survey revealed significant archaeological deposits, and OCC considers the archaeological potential of the site to be high⁴.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<p>Unlikely to “<i>reduce road congestions and pollution levels</i>” overall. However, should be positive effects for the remainder of this objective.</p> <p>Homes should be within 10 minutes walk of: frequent public transport neighbourhood services. (Planning Policy Statement: Eco Towns)</p> <p>Access to and through the Eco-town should give priority to walking, cycling and public transport modes.</p> <p>The design of the Eco-town should enable at least 50% of trips originating from the site to be made by modes other than the car</p> <p>Site will be largely self-sufficient in many facilities and services.</p> <p>Travel plans will be undertaken for the Site.</p>	
13. To reduce	++	++	++	Policy requires zero carbon	

⁴ Oxford County Council Archaeology, Consultation Response to the ‘Proposed Submission Local Plan August 2012’ December 2012.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
the global, social and environmental impact of consumption of resource by using sustainably produced and local products.				<p>development, the use of low embodied carbon in construction materials</p> <p>Housing should have real time energy monitoring systems. Consideration should also be given to smart energy management systems. Water neutral development is sought. Development proposals will demonstrate how these requirements will be met.</p> <p>However, 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)</p> <p>The policy requires provision of allotments helping home food production.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	++	++	++	<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 waste, and help to increase recycling.</p> <p>Code for Sustainable Homes Level 5 will encourage sustainable waste management and a reduction in waste arisings per capita.</p> <p>PPS requirements for the Site mention it specifically: Plan for Zero Waste View Waste as a Resource (Waste Hierarchy) Integrated Resource and Waste Management Consider Total 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 achieve sustainable water 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>Utilities and infrastructure shall allow water neutrality on the site. 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</p>	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	<p>Zero carbon development. Unknown type of renewable to be provided, this would be subject to the recommendations of an Energy Strategy and viability studies.</p> <p>Homes are required to have real time energy monitoring systems, with the potential to help reduce consumption.</p> <p>Proposals should consider smart energy management systems which would contribute to increased efficiency.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	<p>With the provision of the Key Standard Eco towns criterion more employment should be generated. The site is allocated for mixed use development.</p>	

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.	++	++	++	<p>The potential of providing one job per new household to be provided. 37 has will be for employment uses and approximately 5000 jobs with at least 1,800 delivered during plan period could result in positive effects for this objective.</p> <p>Policy requires economic strategy, details of which should remove uncertainty from the impact assessment.</p>	
19. To encourage the development of a buoyant, sustainable tourism sector				<p>N/A. Unlikely to be a tourist attraction unless specific tourism activities and provision are made.</p>	

Table B8 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 policy provides for the construction of up to 1,900 new homes on the site, of which a proportion will be extra care housing and self-building affordable housing.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>Site is located within flood zone 1. Approximately 5 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. (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>	
3. To improve the health and well being of the population and reduce inequalities in health				<p>The application proposes a significant amount of open space.</p> <p>Building in green links to make the most of the proximity of the site to the town centre.</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</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	
4. To reduce poverty and social exclusion	+	+	+	<p>Not in or adjacent to an area of deprivation. However, job creation through the significant employment provision is proposed. New housing will be provided.</p> <p>The policy encourages the community self-build affordable housing scheme which could provide local unemployed people with transferrable building skills.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<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. Overall, the performance of the policy is neutral but could be improved if the enhancement measure was put in place.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all section 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. Mitigation measures may not be able to fully alleviate the noise issues.</p> <p>Final draft Landscape capacity and sensitivity assessment (LSCA, 2013) considers the site to have a</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	
7. To improve accessibility to all services and facilities	+	+	+	<p>The policy proposes public open space to form a well-connected network of green areas and increase links beyond the development site and the local centre is to include retail, health care services and community facilities.</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>	
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>Previously developed land and greenfield. 2/3 of total site area is PDL, 1/3 woodland. The re-use of soils is sought by policy ESD10, but is not a requirement for development proposals.</p> <p>BSC2 which requires development densities of not less than 30 dwellings per hectares guides the density of development.</p> <p>Link to sustainable construction standards for Bicester.</p> <p>The policy requires the remediation of contaminated land and the recycling and potential reuse of demolition materials where possible.</p>	<p>Enhancement: Targets could be set through conditions to recycle demolition materials.</p> <p><i>This has been responded to in Table 8.1 in main SA Report.</i></p>
9. To reduce air pollution including	+	+	+	Exemplary compliance with sustainable construction	Enhancement: Policy could

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
reducing greenhouse gas emissions and ensure the District is ready for its impacts				<p>standards for Bicester is required, in order to demonstrate climate change mitigation and adaptation measures.</p> <p>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>	acknowledge the potential impacts of the use of the rail siding on any sensitive receptors.
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>The Graven Hill Local Wildlife Site contains Ancient Woodland (a UK BAP habitat) with several notable species⁵ and is not replaceable. This will be conserved and enhanced through a Habitat Management Plan. Without adequate mitigation, development of the site could</p>	Policy should include requirement for an ecological survey assessing the cumulative effects of development at this site and other developments, on the Local and District Wildlife Sites in the vicinity.

⁵ Oxfordshire County Council (Ecology), Consultation Response to the *Local Plan Proposed Submission August 2012* (29th August 2012 to 10th October 2012).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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 invertebrates.⁶</p> <p>Outside of the LWS and within the proposed development area there are UK Biodiversity Action Plan Habitats, including: Broadleaved woodland, Dense/continuous scrub, Coniferous woodland⁷,</p> <p>The site, including the Ancient Woodland (used for cross country running⁸), has already been used by the MOD and so there is already a 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</p>	<p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

⁶ Defence Infrastructure Organisation/Amec 'Redevelopment of MOD Bicester Environmental Statement Volume 1: Non-technical Summary' (BIC/OPA/DOC/08) September 2011.

⁷ Oxfordshire County Council (Ecology), Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

⁸ 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		
				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>No listed buildings on site. Potential adverse effects on listed buildings around Graven Hill and Site C Arncott.</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</p> <p>Historical value of military buildings being assessed by EH. Initial findings are that only 2 groups of buildings are being considered for Statutory listing.</p> <p>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>The Final draft landscape assessment (LSCA, 2013) notes that there are no landscape or cultural designations within the site of</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>notable importance with the exception of an ecological designation covering Graven Hill Wood as a Local Wildlife Site and the woodland is also classified as Ancient Woodland. The report considers the scenic value of the site to be medium – high due to its prominence within the local landscape context. However, its perceived value is considered to be medium – low due to the limited access and usage by the surrounding community. <u>This perceived value could increase with development and the additional access this would enable.</u></p> <p>The policy requires that careful consideration be given to open space and structural planting around the site to achieve an overall improvement in the landscape and visual impact of the site.</p> <p>Policy requires appropriate treatment of on-site and off-site 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.</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 managed.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need	+	+	+	<p>The site is in close physical proximity to Bicester and the policy aims to maximise the transport connectivity in and around the site, as well as possibly providing a peripheral road and ensuring</p>	<p>Enhancement: Transport impacts to be assessed prior to consent.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
for travel by car / lorry				<p>that the site could 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</p> <p>Use of rail tracks on site to serve the commercial elements of the development</p> <p>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.</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>	<p>Enhancement: Could be stronger in requiring public transport accessibility.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>
13. To reduce the	+	+	+	The development will need to	

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.				<p>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 thus helping home food production.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	<p>No provision is made in the policy for sustainable waste management however, this is covered by Policy ESD3. Policy ESD3: Sustainable Construction requires residential development to achieve Code for sustainable homes level 4. This will encourage sustainable waste management and a reduction in waste arisings <i>per capita</i>.</p>	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	<p>Approximately 5 small ordinary watercourses run through the north western area of the site. 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	+	+	+	<p>The development will need to be in compliance with policy ESD4 and Policy ESD5 and provide a feasibility</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
energy generated from renewable sources in the District				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 everyone can benefit from the economic growth of the District.	++	++	++	The site will include 26 ha of employment land, comprising town centre and commercial uses, which will provide up to 2,070 jobs and will help promote accessible employment opportunities.	
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. Potentially 2,070 jobs to be provided on site.	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	Potentially some local tourism through enhanced access to the woodland. Potential heritage interest from retaining MoD buildings or infrastructure.	

Table B9 Bicester 3 South West Bicester 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.	++	++	++	Large land provision for homes c21 ha net (30% affordable). Provision of extra care housing and opportunity for community self build affordable housing.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	-/0	-/0	-/0	<p>There is potential for a minor negative effect in terms of flood risk due to the presence of a minor water course along the northern boundary and the site's situation over a minor aquifer. However, the site is in flood zone 1 and mitigation can be readily provided for the watercourse through a development buffer. SuDS can be used for water attenuation and may be required to protect the aquifer (further investigation on type of SuDS required).</p> <p>The policy 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) specifically combined infiltration and attenuation techniques in the north western corner of the site, and attenuation techniques across the vast majority of the site.</p>	
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	An area of land is required to be kept available for the provision of a Health village or the replacement of cottage hospital_(South West Bicester phase 1). Will be delivered through the s106 permitted development in Phase one. On-site sport and open space development will need to be provided. Local open space standards will be enforced. Although the provision of on-site health facilities has yet to be confirmed, the site is relatively close to Bicester Community Hospital and a site is reserved a health village on Phase 1 . A minor positive effect is therefore envisaged.	
4. To reduce poverty and social exclusion	+	+	+	Integration with the phase one and the Bicester eco town should enable residents to benefit from the facilities provided in the other new developments, especially phase 1.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The affordable housing policy sets out a requirement for 30% affordable.</p> <p>The policy encourages the community self-build affordable housing scheme which could provide local unemployed people with transferrable building skills.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	Proposals must 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.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	Health village will be delivered through the s106 permitted development in Phase one. On-site sport and open space development will need to be provided. Local open space standards will be enforced. The site will also be connected to the phase 1 development which will contain a local centre.	
7. To improve accessibility to all services and facilities	++	++	++	<p>Provision of primary school. Expansion and relocation of St Edburges primary as 1st phase of primary provision. Employment in phase one. And major employment site permitted on the other side (the east of) (Bicester 4) of the A41.</p> <p>Integration with the phase 1 development, the extension of shuttle bus service to Bicester Town Railway Station, the opportunity for connection to potential SW perimeter road and due to the relative proximity to the town centre and a major supermarket etc.</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 and therefore does not support the achievement of this SA Objective. However, it is low grade agricultural land. The re-use of soils is sought by policy ESD10, and an assessment of agricultural land is required by the policy and a soil management plan may be required to be submitted with proposals.</p> <p>Re-use of existing farm buildings is proposed through a separate planning application.</p> <p>Policy BSC2: The Effective and Efficient Use of Land – Brownfield</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				land and Housing Density addresses this issue however this is a greenfield site.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	Policy emphasises connectivity and walkability with the phase 1 development (which will contain a local centre and other facilities) and with the Eco development. The site is well located with regards to the centre of Bicester. It also promotes good accessibility to public transport services with provision of footpaths, cycle routes, bus stops and a bus route through the site. It provides opportunities for green infrastructure links to the town and open countryside.	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>There is potential for a positive effect on biodiversity as this is relatively low at present for a greenfield site and the policy requires enhancement including through wildlife corridors.⁹ Species recorded to the south-east and south-south-east outside the site include rare and notable butterflies (Small Heath, Grizzled Skipper, Wall, White-letter Hairstreak and Small Blue) and grass snake (UK Protected Species) and Barn Owl (protected under Schedule 1 of Wildlife & Countryside Act 1981 (as amended)), have also been recorded in the area. Opportunities should be taken to enhance the site for these species.</p> <p>Main issue is protection of hedgerows mainly surrounding the site. Wording in policy to protect the hedgerows.</p> <p>The policy seeks to preserve and enhance biodiversity on the site, with ecological surveys to be undertaken as part of any development proposals in order to demonstrate how this is requirement is to be met.</p>	
11. To protect, enhance and make accessible for	+	+	+	Chesterton Conservation Area is located to the south west. Community woodland provision and	

⁹ Oxfordshire County Council (Ecology), Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
enjoyment, the District's countryside and historic environment				<p>protection of Chesterton village and particularly the Conservation Area are contained within the policy wording. Green Buffer 6: Chesterton is proposed between the site and the historic village of Chesterton. This will help prevent coalescence between Bicester and the village by maintaining a gap, and protecting important rural views and protect the setting of the village and designated conservation area. (Final Draft Bicester Green Buffer Report (Draft, 30th January/March 2013))</p> <p>Final Draft Bicester LSCA (march 2013) concludes that South West Bicester has a high potential landscape capacity. It indicates the site has high capacity for residential development, medium-high capacity for formal and informal recreational development but low potential for commercial, industrial development and woodland development. However, woodland development in the form of mitigation planting has a medium to low capacity. The policy also requires the existing public right of way to be retained.</p> <p>Buildings of historic value should be retained and converted– e.g. farm buildings.</p> <p>Need for further investigation with regard to archaeology.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<p>The Highways Authority have agreed the principle of vehicular access / egress to and from the perimeter road which has now been completed as part of Phase one. The site has good connectivity to the strategic road network via the perimeter road. The policy requires public transport services with effective footpaths and cycle routes to bus stops including provision of a bus route through the site with buses stopping at the railway stations and new bus stops on the site.</p> <p>Ref in policy to access to countryside and specific reference to public right of way to be retained.</p> <p>Policy emphasises connectivity and</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				walkability	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	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 exemplary demonstration and compliance with policies ESD1-ESD5. The policy requires provision of allotments thus helping home food production.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	Policy ESD3: Sustainable Construction requires residential development to achieve Code for sustainable homes level 4. 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 achieve sustainable water management	+	+	+	Need for SuDS on part of site as is over a minor aquifer and need to control surface water run-off. Un-named minor watercourse to the northern boundary development will need to be set back. The development will also 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.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The development would need to be in compliance with the Local Plan sustainable development policies which require Code for Sustainable Homes level 4 to be achieved and this will ensure a high level of CO ₂ emissions reduction and energy efficiency. The policy requires exemplary demonstration and compliance with policies ESD1-ESD5 which for this site would require a feasibility assessments for decentralised energy systems and onsite renewable energy provision.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+/?	+/?	+/?	Employment development will be provided nearby on phase 1 and to the east of the A41. Final Draft LSCA (March 2013) indicates low capacity for commercial and industrial development The policy encourages the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to this objective.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+/?	+/?	+/?	<p>Employment development will be provided nearby on phase 1 and to the east of the A41.</p> <p>Final Draft LSCA (March 2013) indicates low capacity for commercial and industrial development.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to this objective.</p>	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	N/A	

Table B10 Bicester 4 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.				N/A. The development proposed on the site is for employment uses only.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-/0	-/0	-/0	<p>The south eastern area of the site is within Flood Zones 2 & 3, the remainder of the site is within Flood Zone 1 (Source: Level 2 SFRA).</p> <p>The policy states that flood plain land in eastern parts of the site are to be used for informal recreational and ecological benefit. In addition, development must not encroach within 8m of the watercourse banks.</p> <p>The policy also requires a sustainable water management framework to be adopted for the site, to reduce surface water run-off to greenfield rates. The policy requires a Flood Risk Assessment to be carried out as part of development proposals, <u>With full mitigation of flood risk in compliance with the Council's SRFA.</u></p>	
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	The policy promotes the maximisation of walking and cycling links to the adjoining mixed use development at South West Bicester and the garden centre to the south, as well as contributions to the footpath network around Bicester. The policy seeks provision of opportunities for Green Infrastructure links to the wider town and open countryside.	
4. To reduce poverty and social exclusion	+	+	+	The policy promotes development that enables a high degree of integration and connectivity between new and existing development. It also aims to maximise walking and cycling links and accommodate bus stops to link the development to the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				wider town. The policy provides new employment development. These factors will help to reduce poverty and social exclusion.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy promotes development that with a high degree of integration and connectivity between new and existing development. There are no specific measures included for reducing crime and the fear of crime. Proposals must comply with Policy ESD16 which requires development to be designed to provide safe places to live and work, and to be compatible with Secured by Design.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	The site is designated for employment development, and the policy promotes a distinct commercial development that provides a gateway to the town with high quality design and finish and careful consideration to materials colourings and building height to reduce overall visual impact. The policy seeks a high degree of integration and connectivity with existing development. This is likely to have a positive impact in relation to this SA objective, through enhancing the townscape and public realm. The policy requires consideration of the operational characteristics of the sewage treatment works, including ensuring that there will be no adverse amenity impact on occupiers of the development.	
7. To improve access to services and facilities.	++	++	++	The site lies close to the town centre, supermarket, schools and Bicester Village retail outlet. The policy promotes a high degree of connectivity to existing development, as well as provision of bus stops to link development to the wider town, and walking and cycling links to the adjoining mixed use development at South West Bicester and the garden centre to the south.	
8. To improve efficiency in land use through the re-	-	-	-	The site is not previously developed and its development will lead to the loss of agricultural land. The policy does not,	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance				<p>therefore, support the achievement of this SA objective. The re-use of soils is sought by policy ESD10. The site is classed as Grade 4 (poor quality agricultural land). The policy requires an agricultural land assessment and specifies that a soil management plan may be required to be submitted with planning applications.</p> <p>The policy does not contains a cross-reference to the Sustainable Development policies ESD1-5 requiring exemplary compliance with them. In addition, the Local Plan requires that all new non-residential development must meet at least BREEAM 'Very Good'.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	<p>Fairly close to town centre and residential development areas (potentially reducing the distance to travel to work).</p> <p>The policy includes the accommodation of new bus stops to link the development to the wider town and aims to maximise walking and cycling links to surrounding areas.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>Langford Brook runs through the site. The site lies immediately adjacent to a Local Wildlife Site and a few hundred metres north of a District Wildlife Site. Some protected species records in and around the site.</p> <p>The policy requires that new development does not encroach within 8 m of the watercourse banks, and also provides for ecological enhancement measures to be included on flood plain land in the eastern parts of the site.</p> <p>The Final Draft LSCA (2013) indicates there is a lack of habitat diversity and few varied landscape features within the site and the value of natural conservation is therefore low. It</p>	<p>Policy should include requirement for ecological survey examining the cumulative and impacts of development at this site with that at other sites, on the Local and District Wildlife Sites in the vicinity.</p> <p><i>This has been responded to in Table 8.1 in main SA Report.</i></p> <p>Policy should seek the improvement of existing site boundaries to encourage species diversity for wildlife.</p> <p><i>This has been responded to in Table 8.1 in main SA Report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				recommended future management of the area should seek to improve the existing site boundaries to encourage species diversity for wildlife. This could assist in creating a green link along the route of the railway corridor or the watercourse/drainage ditch passing to the west of the sewage works. The study recommends that depending on extent and type of development further ecological surveys may be required.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>County Landscape Character: Clay vale, Wooded hills (Source: Oxfordshire Wildlife and Landscape Study)</p> <p>District Landscape Character: Otmoor lowlands (Source: Cherwell District Landscape Assessment 1996)</p> <p>The LSCA (2010) indicated that the site has high capacity to accept development but would be more suitable for employment uses than residential due to the proximity of the sewage works and the disturbance from roads and the shopping centre.</p> <p>The Final Draft LSCA 2013 indicates the overall cultural sensitivity of the site is medium-low with a low capacity/suitability for residential development, recreational and woodland development and high capacity for employment uses.</p> <p>The site is predominantly one arable field divided by strong hedgerows. Langford Brook crosses the site. The site is overlooked by Graven Hill but views are otherwise limited by the flat landscape and successive hedgerows.</p> <p>The policy states that a staged programme of archaeological work should be undertaken on the site in liaison with statutory consultees, given the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				archaeological potential of the site. It also seeks to ensure that development does not encroach within 8m of the watercourse banks, and contribute to the creation of a footpath network.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need to travel by car / lorry	++	++	++	Fairly close to town centre, and residential development areas, potentially reducing the distance to travel to work and enabling sustainable travel modes such as walking, cycling and public transport. The policy includes the accommodation of new bus stops to link the development to the wider town and aims to maximise walking and cycling links to surrounding areas. Proposals are required to be accompanied by a Transport and Travel Plan.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	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).	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	No explicit reference is made in the policy for sustainable waste management; However, Policy ESD3: Sustainable Construction requires non residential development to achieve at least BREEAM 'Very good' with immediate effect. This will encourage sustainable waste management.	
15. The maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	The policy requires a sustainable water management framework to be adopted for the site, to reduce surface water run-off to greenfield rates, and requires full mitigation of flood risk, including use of attenuation SuDS techniques. The policy also requires that development does not encroach within 8m of the watercourse banks. The development will also need to be in compliance with Local Plan policy ESD 8: Water Resources	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				which will ensure that measures are put in place to mitigate for any potential effects on the aquifer from development.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The development would need to be in compliance with the Local Plan sustainable development policies which require at least BREEAM 'Very good'.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	The site will include 17.5 ha of employment land, comprising B1 business uses, which will provide up to 3,850 jobs and will help promote accessible employment opportunities.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	Employment is to be provided on site, with potentially 3,850 jobs to be provided, within B1 use class.	
19. To encourage the development of a buoyant, sustainable tourism sector	++ θ	++ θ	++ θ	The site has planning permission for offices and a hotel. However, this is not reflected in the policy and it is uncertain whether a hotel would be built on this site.	

Table B11 Bicester 5: Strengthening Bicester Town Centre

Initial work on the Bicester Masterplan indicates how a southerly extension of the town centre could provide space to help accommodate Bicester’s growth if needed and enable improvements to the connectivity of the existing town centre. The Local Plan does not propose changes to the Town Centre boundary nor the Primary Shopping Frontage. This will be explored in the Local Neighbourhoods DPD and its Sustainability Appraisal.

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.	+	+	+	Although the principleal intention of the policy is to protect existing town centre uses and encourage new ones, it supports residential uses in appropriate locations in Bicester town centre except where it will lead to a loss of retail or town centre uses.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Policy Bicester 5 does not involve and extension to the town centre boundaries. The Local Plan requires development to be considered against Policy ESD6 Sustainable Flood Risk Management and Policy ESD7: Sustainable Drainage Systems and Policy ESD 8 Water Resources.	
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	<p>Bicester 5 will encourage new town centre facilities and supports retail and other town centres uses within the area of search indicated in the Bicester masterplan.</p> <p>A potential negative effect on Pingle Fields and recreation ground (potential relocation / replacement required) but positive effect in terms of potential for new public realm / park.</p>	<p>Enhancement: The Local Neighbourhoods DPD should explore potential expansion of town centre boundaries and the future of the Community Hospital.</p> <p>Mitigation: any potential loss of recreation land / playing pitches at Pingle Fields / Bicester Sports Association land, resulting from the extension of the town centre, would need to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, unless the development is for alternative sports and recreational provision for which the needs clearly outweigh the loss.</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
					<i>These issues have been responded to in Table 8.1 in main SA report</i>
4. To reduce poverty and social exclusion	++	++	++	The regeneration of the town centre, as proposed in policy Bicester 5 will create accessible employment opportunities, in a location that can be readily accessed by public transport, helping to reduce poverty and social exclusion.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	No specific measures are included in the policy for reducing crime and the fear of crime; however, the regeneration of the town centre will help improve the satisfaction of people with their neighbourhoods and provide new facilities better designed. This should therefore have a positive impact in relation to this SA objective. In addition, proposals will be assessed against Policy ESD 16 which requires proposals to deliver high quality safe and healthy places to live and to achieve Secured by Design accreditation, and the principles of Secured by Design will be applied to any proposals in Cherwell.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	++	++	++	The redevelopment of the town centre will help to improve residential amenity and sense of place and allow new cultural facilities to be developed.	
7. To improve accessibility to all services and facilities	++	++	++	Policy Bicester 5 will provide new employment opportunities, encourages town centre and residential uses in highly accessible locations. It also should improve connectivity planned across the extended town centre.	
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	++	++	++	Bicester 5 promotes the redevelopment of the town centre, which is mostly brownfield land, and which will provide new employment opportunities. It also makes efficient use of land and densities by providing the opportunity for residential above ground floor in residential uses – in highly sustainable locations.	Enhancement: Local Neighbourhoods DPD and Bicester Masterplan may need to encourage re-development to be linked to Bicester village expansion <i>This has been responded to in Table 8.1 in main SA Report</i>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
renaissance					<p>Enhancement: The policy should contain a cross-reference to the sustainable development policies.</p> <p><i>This has responded to in Table 8.1 in main SA Report</i></p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	No AQMA, on the site. The policy encourages uses in highly sustainable locations accessible by public transport.	<p>Enhancement: The policy should require an air quality assessment to be carried out in relation to the new development.</p> <p><i>This has been responded to in Table 8.1 in main SA report</i></p> <p>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p><i>This has been responded to in Table 8.1 in main SA report</i></p>
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	Bicester 5 does not include any biodiversity enhancement measures. However, it does provide for the creation of public realm / park which could provide biodiversity enhancement opportunities which would be realised through general requirements to meet the Local Plan's environment policies.	<p>Enhancement: The Bicester Masterplan and Local Neighbourhoods DPD should promote the incorporation of green infrastructure (e.g. local provenance native street trees) within the town centre where possible, and appropriate mitigation and enhancements, to natural and proposed built environment, (For example, but not limited to, consideration of SuDS, native wildflower grassland verges, green roofs, swift boxes and bat bricks/boxes, roof spaces for bats etc.).</p>
11. To protect, enhance and make accessible for enjoyment, the District's countryside and	+	+	+	Bicester 5 should enhance the town centre Conservation Area through regeneration, as it will have to meet the requirements of policy ESD16: The Character of the Built Environment. The policy also states	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
historic environment				that Development should have particular regard to enhancing the character of the Conservation Area.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	Bicester 5 should result in positive effects through the extension of the town centre providing improved connectivity / accessibility and reduction in congestion. It would also encourage uses in a highly sustainable location (although may be some additional traffic as a result of having more town centre uses - but the traffic should flow better)	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	Bicester 5 does not promote the use of locally and sustainably sourced, recycled materials and construction. It also does not aim to reduce greenhouse gas emissions by reducing energy consumption. However, the use of local materials is covered in ESD16 and the requirements for climate change mitigation and renewable energy are covered in ESD1 and 2.	Enhancement: The policy could contain a cross-reference to the sustainable development policies. <i>This has been responded to in Table 8.1 in main SA report.</i>
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.	Enhancement: The policy could contain a cross-reference to Policy ESD3. <i>This has been responded to in Table 8.1 in main SA report.</i>
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	BIC 5 – there is the potential for minor positive effects with new development benefiting from SuDS as required by ESD 7 & 8.	Enhancement: The policy could contain a cross-reference to the sustainable development policies. <i>This has been responded to in Table 8.1 in main SA report.</i>
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	No provision is made in the policy for energy however, this is covered by Policies ESD 1-5 which will apply to development.	Enhancement: The policy could contain a cross-reference to the sustainable development policies. <i>This has been responded to in Table 8.1 in main SA report.</i>
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	Bicester 5 provides for employment creation through the regeneration of the town centre and provision of new town centre uses.	
18. To sustain and develop economic	++	++	++	Indirect benefits to address skills deficit through wider provision of	

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				employment Bicester 5 will promote regeneration and will promote development through new town centre uses. <u>The Retail Study 2012 identified the capacity for comparison and convenience retail floor space.</u>	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	Enhanced, larger town centre with public space may provide an attractor for a modest amount of tourism. Although this is to be explored within the Local Neighbourhoods DPD and its sustainability appraisal. Links with Bicester village will be improved.	

Table B12 Bicester 6: Land at Bure Place Car Park 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.				N/A. There is no residential provision. The development proposed in Bicester 6 Phase 2 is for civic buildings including public space and a library.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	<p>Bure Place Phase 2 involves the delivery of new civic buildings and public space/town park.</p> <p>Bure Place – town brook diverted to accommodate the redevelopment - already completed.</p> <p>To south of town centre flood zone 3.</p> <p>Policy ESD 6: Sustainable Flood Risk Management will address potential risk of flooding from new proposals but opportunities exist within the policy to reduce flood risk as part of the proposed open space.</p>	<p>Mitigation: Need to link open space provision with existing flood zone 3</p> <p><i>This has been responded to in Table 8.1 in main SA report.</i></p> <p>Mitigation: The policy should require SuDS measures to be incorporated into new development, particularly south of the town centre.</p> <p><i>This has been responded to in Table 8.1 in main SA report.</i></p>
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	N/A. Bicester 6: Bure Place Phase 2 involves the delivery of new civic buildings and public space which could help reduce inequalities in health. However, <u>no</u> specific reference to health care facilities is made.	Enhancement: The masterplan and Local Neighbourhoods DPD should explore the future of the Community Hospital.
4. To reduce poverty and social exclusion	++	++	++	The regeneration of the town centre, as proposed in Bicester 6, will create new facilities in a location that can readily be accessible by public transport - helping to reduce poverty and social exclusion.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	No specific measures are included in the policy for reducing crime and the fear of crime; however, the regeneration of the town centre and better designed facilities will help improve the satisfaction of people with their neighbourhoods and therefore have a positive impact in relation to this SA objective. Policy ESD16 will guide Bicester 6 proposals.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell	++	++	++	The redevelopment of the town centre will help to improve residential amenity and sense of place. Policy Bicester 6 provides for the improvement of the public realm, through provision of new public space, and creation of a sense of	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
community				place, by provision of a landmark building and a new library.	
7. To improve accessibility to all services and facilities	++	++	++	The Bure Place redevelopment would be in a highly sustainable location and include the provision of new facilities that are likely to be attractive to residents and visitors – including the re-provision of bus interchange. This would improve the accessibility of the town centre, and will create new employment opportunities.	
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	++	++	++	Policy Bicester 6 promotes redevelopment of this part of the town centre, which is brownfield land, and which will provide new employment opportunities.	Enhancement: Masterplan and Local Neighbourhoods DPD should explore potential links to any future expansion to the south and Bicester village. Enhancement: The policy should contain a cross-reference to the sustainable development policies. <i>This has responded to Table 8.1 in main SA Report</i>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	No AQMA, possible relief road proposed to relieve congestion - linked to Graven Hill site. Policy Bicester 6 includes the provision of a new bus interchange, which will help promote use of public transport.	Enhancement: The policy should require and air quality assessment to be carried out in relation to the new development. Enhancement: The policy should provide for new cycle lanes and footpaths. <i>This has been responded to in Table 8.1 in main SA Report</i>
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	Policy Bicester 6 does not include any biodiversity enhancement measures, it does include provision of new public space, which could be used to provide biodiversity enhancement opportunities.	Enhancement: The Bicester Master Plan and Local Neighbourhoods DPD should consider promoting the incorporation of green infrastructure (e.g. local provenance native street trees)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
					<p>within the town centre where possible, and appropriate mitigation and enhancements, to natural and proposed built environment, (For example, but not limited to, consideration of SuDS, native wildflower grassland verges, green roofs, swift boxes and bat bricks/boxes, roof spaces for bats etc.).</p> <p><i>This has been addressed. See Table 8.1 in SA</i></p>
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>Conservation Area.</p> <p>Bicester 6 will enhance the town centre Conservation Area, and includes provision of new public space, and a new bus interchange, which may promote accessibility of the countryside. Policy Bicester 6 cross-references Policy ESD16, ensuring high design standards which respect the setting and character of the natural and historic assets.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<p>Car parking provision, Bure Place development on existing car-park this will be replaced. Sainsbury's to be provided in centre, as well as other 'attractors' including a cinema, restaurants, shops and car parking.</p> <p>Bicester 6: Bure Place Phase 2 provides public space and civic buildings in a sustainable location and linked to sustainable transport proposals as part of phase 1.</p>	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	--	--	--	<p>The policy does not promote the use of locally and sustainably sourced, recycled materials and construction. It also does not aim to reduce greenhouse gas emissions by reducing energy consumption. The use of local materials is covered in ESD 16 and the requirements for climate change mitigation and renewable energy are covered in ESD1 and 2. Although Phase 1 is implemented these policies would apply to any subsequent application.</p>	<p>Mitigation: The policy should contain a cross-reference to the sustainable development policies.</p> <p><i>This has been responded to in Table 8.1 in main SA Report.</i></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.	0	0	0	No provision is made in the policy for sustainable waste management however, this is covered by Policy ESD3. Although Phase 1 of the scheme is under construction has been implemented, these polices would apply to any subsequent application.	Enhancement: The policy could contain a cross-reference to Policy ESD3. <i>This has been responded to in Table 8.1 in main SA Report.</i>
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	-	-	-	Policy Bicester 6 has been preceded by the diversion of town brook. However, no reference is made to sustainable water management within the new development. Although Phase 1 of the scheme has been implemented, these polices would apply to any subsequent application.	Mitigation: The policy should contain a cross-reference to the sustainable development policies. <i>This has been responded to in Table 8.1 in main SA Report.</i>
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	0	0	0	Although Phase 1 of the scheme has been implemented these polices would apply to any subsequent application.	Enhancement: The policy should contain a cross-reference to the sustainable development policies. <i>This has been responded to in Table 8.1 in main SA Report.</i>
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	Bicester 6 provides for employment creation through the regeneration of the town centre and provision of new town centre uses. Bure Place development provides for a new bus interchange, which will promote accessibility.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	Indirect benefits to address skills deficit through wider provision of employment. The new civic buildings within policy Bicester 6 will include a library. Bicester 6 will promote regeneration, provide educational facilities and will promote development of town centre uses within a sustainable location. There would be further positive effects through the extension and improvement of the town centre-making it more attractive for business; this will be explored as part of the Local Neighbourhoods DPD and Bicester Masterplan.	
19. To encourage the development of a buoyant, sustainable tourism	+	+	+	Historically under provided. Bure Place redevelopment will provide cinema, shops etc to address local travel for services. Improved	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
sector				facilities and a sense of place at Bure Place will enhance the attractiveness of the town centre to visitors.	

Table B13 Bicester 8 Former RAF Bicester

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.				N/A residential development is not included within this policy.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The Site is located within Flood Zone 1. No watercourses have been identified within the site boundary. However a small unnamed ordinary watercourse borders the north eastern edge of the site.</p> <p>SuDS requirement is addressed within the overarching SuDS policy. The heritage value of the site may restrict options for SUDS.</p> <p>The policy requires consideration of the Council's SFRA cross-references the RAF Bicester Planning Brief that requires the preparation of a FRA as part of development proposals for the site. Both documents guide SuDS provision for this site.</p>	
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	The policy allows for recreation and community use of the site and could potentially allow for more community use of the open grass airfield.	
4. To reduce poverty and social exclusion	+	+	+	The policy promotes an appropriate mix of uses on this site with an emphasis on tourism. Leisure, recreation and community uses should help reduce social exclusion by providing publically accessible facilities.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy encourages bringing historic buildings back into active use which should help to prevent crime. Bicester 8 cross references Policy ESD 16 which requires proposals to deliver high quality safe and healthy places to live and to achieve Secured by Design	

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
				accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	Positive effects as the policy sets out a conservation led approach trying to find the use that best preserves the historic fabric of buildings. The mix of uses proposed includes tourism which will support cultural activity and vibrant communities.	
7. To improve accessibility to all services and facilities	0	0	0	The policy provides for new facilities at this site albeit at an edge of town location. The site will be particularly accessible for residents of north Bicester and Caversfield but less so for the rest of Bicester. However, it is envisaged that the site will provide a facility which would be used occasionally for residents of the rest of Bicester, as opposed to a recreational facility which meets day to day needs. 'Score' is considered to be neutral 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	++	++	++	Although most of the site is not previously developed land, a significant positive effect against this objective is likely as the policy seeks to encourage the re-use of the previously developed land on the site (defence land) and buildings in order to bring buildings into effect community and other uses for the benefit of Bicester residents and visitors. By bringing the site and buildings back into use, this policy supports urban renaissance. The policy also seeks to protect the fabric of the existing historic buildings, and therefore the character of the site, as opposed to developing many new buildings.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-/?	-/?	-/?	Considerable distance to town centre and most of Bicester residents which could lead to greenhouse gas emissions as residents and visitors travel to the site. The site is, however, fairly close to existing residential areas to the north of Bicester and in Caversfield.	

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
				<p>Policy Bicester 8 cross-references the RAF Bicester Planning Brief, which requires the provision of a transport assessment with any proposals to include travel, plan for the site to reduce reliance on private cars.</p> <p>Policy ESD 10 requires air quality assessments from development proposals that would be likely to have a significantly adversely impact on biodiversity by generating and increase in air pollution.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	<p>The southern area of the site is a Local Wildlife Site, as is an adjacent area to the north of the site (which holds Great Crested Newts). An extension to these two LWS has now been put forward as a proposed Local Wildlife Site, which would cover the entire site. (TVERC, 2013). This is in conflict with the proposed development. However, existing use is also in conflict.</p> <p>It is proposed owing to its interest as unimproved grassland and for potential value for invertebrates and birds.</p> <p>Any development proposals would need to be cognisant of the ecological impacts to the, notable to badgers, barn owls, bats, reptiles, amphibians including Great Crested Newts and geodiversity. (Final Draft Bicester LSCA, March 2013)</p> <p>Bicester 8 requires the protection and enhancement of the site's biodiversity and the undertaking of habitats and species surveys as part of development proposals. The Planning Brief requires an ecological appraisal to be submitted with all proposals.</p>	
11. To protect,	+	+	+	The overall cultural sensitivity of	Enhancement: the

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
enhance and make accessible for enjoyment, the District's countryside and historic environment				<p>the site is high. There is a Scheduled Monument divided into 11 areas across the site. There are 18 Grade II listed buildings within the site boundary and RAF Bicester Conservation Area comprises the extent of the former airfield. There are also recorded heritage sites of archaeological interest within the site boundary and the Roman road from Alchester to Towcester runs along the western boundary of the site. (Final Draft Bicester LSCA, March 2013)</p> <p>Enhancements: production of Conservation Management Plan, retaining open aspect of the airfield, repairing original features and bringing redundant and at risk buildings back into sustainable use.</p> <p>Bicester 8 proposes the development of the site as a conservation led proposal to secure a viable future for the site and requires the protection and enhancement of the conservation area and historic assets in the site. This policy cross-references the RAF Bicester Planning Brief, which requires the set up of a Conservation Management Board to ensure the conservation objectives for the site are implemented.</p> <p>The site has a low landscape capacity for residential and employment development although there is some potential for commercial use in the western corner of the site. Appropriate uses may include light manufacturing, storage or the sensitive conversion for tourism or business facilities.</p> <p>Formal recreation is limited to existing Gliding Club but there is potential for informal recreation connecting Bicester with the wider landscape beyond the site. Capacity for woodland development is considered</p>	<p>policy could encourage opportunities for improving access to the countryside.</p> <p>This has been addressed. See Table 8.1 in SA</p>

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
				<p>medium-low and limited to isolated areas to maintain the open character of the site, views from the north towards Bicester and avoid interference with the operations of the Gliding Club. (Final Draft Bicester LSCA, March 2013)</p> <p>Bicester 8 requires that the openness of the airfield is maintained and encourages opportunities to improve access to the countryside.</p> <p>A positive effect is likely with regards to the historic environment and access to the countryside through making an important part of Bicester's historic environment publically accessible (recreation and community uses) and aided specifically through the provision of a heritage museum. The policy may also help improve the connectivity of Bicester residents to the countryside to the north.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	-	-	-	<p>Considerable distance to town centre and most of Bicester residents which could lead to air pollution as residents and visitors travel to the site. The site is, however, fairly close to existing residential areas to the north of Bicester and in Caversfield. With regards to service vehicles that could access the site, access should be possible from the perimeter road, avoiding the congested town centre.</p> <p>Policy Bicester 8 cross-references the RAF Bicester Planning Brief, which requires the provision of a transport assessment including a travel plan for the site to reduce reliance on private car.</p>	
13. To reduce the	+	+	+	The policy promotes the re-use of	

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
global, social and environmental impact of consumption of resource by using sustainably produced and local products.				the historic buildings on the site and does not include the development of many new buildings, which should help to conserve resources.	
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.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	?	?	?	Uncertain, it depends upon the design of any future development including SUDs and other measures. The heritage value of the site may affect options for SUDs.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	No Energy Strategy has been undertaken, therefore it is not possible to conclude what measures might be feasible. Policy ESD5 would require a feasibility assessment for new developments of over 1000m ² floorspace.	Enhancement: The policy could contain a cross-reference to the sustainable development policies. <i>This has been addressed. Seeresponded to in Table 8.1 in main SA Report</i>
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	+	The policy will create jobs through the employment and tourism uses to be provided. Making the most of this prominent site will also add to Bicester's economic competitiveness,	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	The policy will create jobs through the employment and tourism uses to be provided. Making the most of this prominent site will also add to Bicester's economic competitiveness, The heritage museum and associated uses will provide an educational resource. The RAF Bicester Planning Brief notes that educational use might be appropriate, particularly involving accommodation, but the expectations of modern learning	

SA Objective	Duration			Bicester Airfield	Mitigation or Enhancement
	S	M	L		
				environments could require structural changes to buildings that would adversely affect their character and appearance.	
19. To encourage the development of a buoyant, sustainable tourism sector	++	++	++	A significant positive effect is identified with regards to tourism as the policy supports heritage tourism uses and is conservation led.	

Table B14 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.				N/A. No housing provision on this site.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	-/0	-/0	-/0	<p>The eastern part of the site is in Flood Zones 2 & 3 but this should be acceptable given its proposed non-sensitive uses.</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, requires the preparation of an FRA and list specific SuDS types for the site.</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>	
3. To improve the health and well-being of the population and reduce inequalities in health	0 +	+	+	The site is not publicly accessible. 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.	
4. To reduce poverty and social exclusion	+	+	+	Major employment provision of 7.5 ha and 990 jobs particularly in high tech knowledge industries. 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 elsewhere in the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				town.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	There are no specific measures included for reducing crime and the fear of crime within the policy, such as in relation to the design and layout of the development. <u>ESD16 is cross-referenced in Bicester 10, requiring the compliance of proposals.</u> ESD16 requires development to be designed to provide safe places to live and work, and to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community				N/A the development is for an employment site and there is no identified need for the site to provide any community or cultural facilities.	
7. To improve accessibility to all services and facilities	+	+	+	The site is in close proximity to the consented development at Kingsmere Phase 1 and the proposed Phase 2. Potentially links could be created to Bicester town centre, Bicester Village, Wyevale Garden Centre, etc The policy requires the provision of sustainable transport measures 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 travel plan.	
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 greenfield. The policy requires and assessment of whether the site contains the best and most versatile agricultural land and notes that a soil management plan may be required.	
9. To reduce air	+	+	+	Policy includes Travel Plan, link	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts				with public transport walking and cycling, routes and provision of bus stops etc. The site has the potential to achieve this objective.	
10. To conserve and enhance and create resources for the District's biodiversity	--	--	--	<p>The southern half of the site is a District Wildlife Site (Promised Land Farm Meadows). BAP habitat is less than 100m to the east. Protected species records just beyond the site boundary to the east and west. The Final Draft LSCA 2013 considers the site's ecological sensitivity to be medium/low.</p> <p>Flood plain land in the eastern parts of the site to be used for ecological benefit to enhance Bicester's green infrastructure network, in the form of 'blue corridors'</p> <p>The Ppolicy requires the protection of priority habitats and species in addition to legally protected ones and ecological surveys are required.</p>	Mitigation: Propose site Habitat Management Plan covering 10 years to maximise biodiversity on the site This has been responded to in Table 8.1 in main SA Report.
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	-	-	-	<p>The site is 250m from a Scheduled Ancient Monument to the south (Alchester Roman site). The site is within an 'archaeological constraint priority area'. The site has a medium-low natural factors sensitivity due to the relatively large fields, lack of natural features and lack of varied land cover. There is limited potential for views into the site and it is considered to be of medium scenic value (Final Draft LSCA March 2013).</p> <p>The Final Draft LSCA, 2013 considers the site has a medium- high capacity for commercial or light industrial uses whilst its capacity for residential uses is considered to be low. The capacity for recreation and woodland is considered medium.</p> <p>The policy requires design criteria to reduce overall visual impact, conservation and</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				enhancement of Alchester Roman Town SMAM and the setting of opportunities to reveal its significance. It also requires a program of archaeological work in accordance with statutory consultees.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	Policy includes Travel Plan, link with public transport walking and cycling, routes and provision of bus stops etc. The site has the potential to achieve 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 compliance with policies ESD1 – 5. 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).	
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 which this policy explicitly requires compliance with.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	There is a watercourse just beyond the site to the east. 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 a surface water management framework and compliance with the SuDS policy.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	Development will need to comply with the sustainable construction/climate change mitigation and adaptation policies in the plan. The policy explicitly seeks compliance with Policies ESD1-5.	
17. To ensure	++	++	++	Provision of at least 990 jobs.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
high and stable levels of employment so 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	++	++	++	Yes – provision of extensive employment opportunities. The policy supports B1 business uses, specifically high tech knowledge industries.	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	N/A	

Table B15 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.				N/A. The development proposed on the site is for employment uses only.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	No watercourses on site. A small ordinary watercourse runs along the north eastern boundary and Langford Brook, an upstream reach of the River Ray, also runs adjacent the south eastern boundary. These could potentially present a flood risk (Level 2 SFRA, Addendum, 2012). The policy stipulates that SuDS measures should be incorporated in accordance with policy ESD7 and the Level 2 SFRA and provides specific SuDS information for the site.	
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	N/A	
4. To reduce poverty and social exclusion	+	+	+	The development proposed for the site will create around 1,092 jobs within a business park. 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 elsewhere in the town.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy requires a high degree of integration and connectivity with existing development. Proposals should comply with Policy ESD16: The Character of the Built Environment which requires development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and	0	0	0	The development proposed on the site is for employment uses only. Therefore, no impact is	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
engage cultural activity across all sections of the Cherwell community				predicted in relation to this SA objective.	
7. To improve accessibility to all services and facilities	+	+	+	<p>The site is proximate to existing residential and employment areas of Bicester.</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>	
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 PDL. Natural England's maps of Best and Most Versatile (BMV) Farm Land show the site as falling within areas of 'Less than 20% likelihood BMV' and '20.1 – 60% likelihood BMV'. The policy requires an assessment of whether the site contains best and most versatile agricultural land and notes that a soil management plan may be required.</p> <p>The policy promotes high quality design and finish, with consideration of layout, architecture, materials and colourings.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	<p>Positive impacts on this objective in terms of the relative proximity of the site to areas of residential and other uses although promotion of public transport still required.</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.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	The site is a proposed Local Wildlife Site which is in conflict with the proposed development. The site is bounded to the east by a proposed LWS and west by a designated LWS (for which	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>there is a proposed extension). There are two small LWS pockets within the site. (Thames Valley Environmental Records Centre, 2012). However, 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><u>The Final Draft LSCA 2013 notes the site's ecological sensitivity to future development is considered to be low but recommends the protection of existing mature hedgerows and block of woodland in the South West of the site.</u></p> <p>The policy requires that features of value should be preserved and ecological surveys undertaken and that proposals should result in a net gain of biodiversity. As the development will result in the loss of a proposed Wildlife Site, a minor negative effect is identified.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	--	--	--	<p>The site adjoins the RAF Bicester Conservation Area and adjoins the boundary of a Scheduled Ancient Monument (the bomb stores). Built development will inevitably adversely impact upon the openness of the surrounding area of the flying field, which is of crucial importance to the Conservation Area. 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.</p> <p>The Final Draft LSCA 2013</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>indicates the sites has high potential for residential and employment developments. Medium capacity for recreation development and medium-high for woodland development. 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, it 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.</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 areas of residential and other uses although promotion of public transport required.</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 sustainably produced and local products.	+	+	+	<p>The policy requires that development on the site achieves exemplary demonstration of climate change and adaptation measures, which may require use of locally and sustainably sourced construction materials with a high recycled content. However, this is not specifically stated. The policy explicitly requires compliance with policies ESD1-5.</p>	
14. To reduce	+	+	+	No provision is made in the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
waste generation and disposal, and achieve the sustainable management of waste.				policy for sustainable waste management however, this is covered by Policy ESD3 and the policy explicitly requires compliance with policies ESD1-5.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	No watercourses on site. 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 a surface water management framework and compliance with the SuDS policy.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	Development will need to comply with the sustainability standards for Bicester. The policy does not specifically promote the incorporation of small-scale renewables in new development; however, it does require compliance with policies ESD1-5.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	The policy will promote accessible employment opportunities, by ensuring that a high degree of integration and connectivity exists between new and existing development, in conjunction with the provision of up to 1,092 jobs within a business park.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term	++	++	++	The site is being proposed for employment generating development. The policy requires a high degree of connectivity between new and existing development, and also provides for good transport connections with	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
competitiveness of the District				surrounding areas, via footpaths, cycle links and production of a Travel Plan.	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	No direct benefits to the tourism sector.	

Table B16 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.	+	+	+	The policy will contribute to the District housing requirements, by providing approximately 400 new homes (30% affordable). Provision of extra care housing and opportunity for community self build affordable housing.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	+/-	+/-	+/-	<p>The policy requires that SuDS techniques are incorporated into new development taking into account SuDS Policy ESD7 and the Council's SFRA., and also that new development must demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with policies ESD1-5.</p> <p>The EA's Flood Map illustrates the site as currently being located entirely within Flood Zone 1 (<0.1% AEP of flooding). However, due to the presence of a ordinary watercourses that as of yet is un- modelled, 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 the provision of a wetland nature reserve on the northern part of the site liable to flooding.</p>	
3. To improve the health and well being of the population and reduce inequalities in health	++	++	++	The development will include good access to the countryside, and should create a walkable neighbourhood with cycle routes to encourage sustainable modes of travel. In addition, it requires provision of green space, allotments and sports as outlined in Policy BSC11.	
4. To reduce poverty and social exclusion	+	+	+	Development of the site will contribute to reducing poverty and social exclusion by creating a new neighbourhood which respects the setting of the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy promotes development that is well integrated, with improved connections between new and existing development. 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 is cross reference in the policy. This requires development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	++	++	++	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.	
7. To improve accessibility to all services and facilities	+	+	+	The policy requires that new development must be well integrated, with improved connections between existing and new development. It requires footpaths and cycle routes to bus stops, including provision of a bus route through the site with buses stopping at	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				the railway stations and new bus stops on the site. Proposals are required to undertake a transport assessment.	
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 currently consists of mainly open farmland and therefore this policy does not support the achievement of this SA objective.</p> <p>The site comprises Grade 4 Land in the Natural England Agricultural Land Classification. The policy requires an assessment of agricultural land and notes that a soil management plan may be required.</p> <p>Sustainable policies ESD1 -5, 7, 11 and 16 are specifically cross-referenced in Bicester 12.</p> <p>The policy requires a well-designed approach to the urban edge, incorporating urban design principles, including consideration of street frontages and building heights.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	0	0	0	The policy promotes development of a walkable neighbourhood which incorporates cycle routes to encourage sustainable modes of travel. It also promotes development that is well integrated. No direct commitment is made to energy efficiency and renewable energy generation within the policy. However, sustainable policies ESD1 -5, 7, 11 and 16 are specifically cross-referenced in Bicester 12.	
10. To conserve and enhance and create resources for the District's biodiversity	++	++	++	The policy 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. Therefore, a	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>significant positive impact is predicted.</p> <p>The north-eastern part of this site lies within the Ray Conservation Target Area (CTA) and part is potential BAP Priority Habitat. Careful consideration is required to ensure that the biodiversity integrity of this CTA is not compromised by the proposed development (or cumulative growth with other sites).</p> <p>The Final Draft LSCA 2013 indicates the site consider the ecological sensitivity of the site to be medium-low due to presence of badgers and a variety of habitats within the site. The study indicates that only once further detailed surveys are completed can accurate advice be drawn on ecological impact and potential mitigation measures.</p> <p>The policy requires development to avoid impact on the Conservation Target Area, compliance with Policy ESD11 – Conservation Target Areas and investigation, protection and management of protected habitats and species on site.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>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. OCC indicates that there are associated below ground archaeological remains, which are also designated, but that there are also important earthworks outside the scheduled area, which may be of equal significance. OCC therefore considers that these</p>	<p>Enhancement: Policy should ensure development minimises harm to the SAM, its associated earthworks, and field systems. Open access to the monument should be managed in such a way as to prevent harm.</p> <p>This has been addressed/responded to in. See Table 8.1 in SA</p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>earthworks should be given the same policy consideration as the scheduled areas.¹⁰</p> <p>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.¹¹</p> <p>The policy requires open space provision and in particular to allow access to the monument,</p> <p>The Final Draft LSCA 2013 considers the site to have medium-low capacity for residential and employment developments and medium capacity for recreational and woodland developments. It indicates that although the agricultural land is of average condition, the areas around Middle Wretchwick Farm and the SAM are of a higher landscape quality and worthy of protection within the local context. The area around the SAM should be protected to preserve its integrity.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<p>The policy promotes development of a walkable neighbourhood which incorporates cycle routes to encourage sustainable modes of travel.</p> <p>The policy requires the provision of sustainable transport measures 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>	

¹⁰ Oxford County Council Archaeology, Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

¹¹ Oxford County Council Archaeology, Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy requires that development on the site achieves exemplary demonstration of climate change and adaptation measures, which may require use of locally and sustainably sourced construction materials with a high recycled content. This is not specifically stated, however, the policy requires compliance with sustainable policies ESD1-5, including ESD 3 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 thus helping home food production.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	<p>No provision is made in the policy for sustainable waste management however, this is covered by Policy ESD3. Bicester 12 makes specific reference to compliance with sustainable policies ESD1-ESD5.</p>	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	<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>	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	<p>The policy does not promote renewable energy generation on the site, although it requires demonstration of climate change mitigation and adaptation measures, including exemplary demonstration of compliance with the requirements of policies ESD1-5.</p>	
17. To ensure	+	+	+	<p>Employment land will be</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
high and stable levels of employment so everyone can benefit from the economic growth of the District.				provided in the development. These new job opportunities would be accessible from the new housing proposed on the site. The policy also promotes development that is well integrated, with improved connections between existing and new development.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+	+	+	The policy includes employment provision as well as residential and this will provide jobs in close proximity to new housing. The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not a specific policy requirement and it is uncertain to what extent will contribute to this objective.	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	Potentially some local tourism through enhanced access to the countryside and to the scheduled monument.	

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Table B17 Banbury 1 Canalside

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 policy includes the delivery of 950 homes which will consist of 70% houses and 30% flats and 30% of the units will be affordable housing. The policy includes provision for extra-care housing and housing for wheel chair users and those with specialist supported housing needs, and the opportunity for community self-build affordable housing. It is therefore very supportive of this SA objective.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	+	+	+	The completed Banbury Flood Alleviation Scheme (FAS) will remove areas of this site from the 1 in 200 year (0.5% chance) flood extents. A separate Level 2 SFRA was completed (Peter Bretts Associates, 2012) which takes account of the completed Banbury Flood Alleviation Scheme (FAS) and concludes that this site can be redeveloped safely. The policy requires the findings of this the Council's SFRA to be taken into account in development proposals. Provision of SuDS in accordance with Policy ESD7 is required by the policy. A Level 2 FRA for the site was finalised in February 2012, this will guide the final SPD and master plan for Banbury 1.	
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	Banbury 1 may not generate the need for a Health Centre but could contribute to the replacement of existing surgery at Bretch Hill (within Banbury 10) and the main surgery of which this is a branch (the main surgery is at 21 West Bar). There are no existing open spaces or formal recreational activities within the site. The policy proposes leisure and entertaining uses. The site's urban context means there is a low capacity for outdoor recreational development. There is the opportunity to enhance the river and canal corridors to provide new public spaces and to attract new visitors. The site is an important link in the chain of green spaces in the river and canal corridor and could be a valuable route for walkers and cyclists into the centre of Banbury (LSCA, 2010 and LSCA 2013). The policy requires that high	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>quality open space that follows the canal and river corridor and supports greater connectivity be provided in line with the Council's requirements.</p> <p>The site lies in Grimsbury and Castle ward, which has existing deficiencies in children's playspace, allotment and tennis court provision. (Greenspace Strategy Background Document, 2008).</p>	
4. To reduce poverty and social exclusion	+	+	+	The redevelopment of Canalside will provide affordable housing and new services and facilities.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The redevelopment of Canalside will regenerate this area, bringing more activity into the area and therefore this could help to reduce the fear of crime. Proposals must 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.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	The development will encourage a mixed use and range of housing tenure including affordable/social housing and extracare housing and housing for wheel chair users and those with specialist supported housing needs. A dwelling mix - approximately 70% houses (including smaller homes) 30% flats. The development will create a sense of place for this part of the town. The development is located near to the railway line and station and noise concerns may be an issue although would not preclude development. The policy requires planning applications to be accompanied by a noise survey. Although mitigation may not be able to fully alleviate the noise issues. There will be opportunities for new development to enhance existing provision of cultural facilities in and around the town centre. Significant improvements to the Townscape, public realm, canal side and wider environmental improvements would be achieved through the policy's requirements for the provision of public art and creative refurbishment of existing buildings and new bridges to the canal.	
7. To improve accessibility to all services and	++	++	++	The Canalside site is in an accessible location, close to the town centre, bus station, shops, leisure facilities, the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
facilities				railway station, employment opportunities in the town centre.	
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 would re-use previously developed land and re-development could allow for the re-use of historic buildings on the site. The policy encourages higher density development and an approximate mix of 70/30 houses/flats split. The remediation of any contaminated land could be achieved through development. The land is not in agricultural use and therefore there would be no loss of quality agricultural land.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	++	++	++	Transport improvements including those which facilitate pedestrian movement will be guided by the proposals in the Banbury Movement Study (February 2013) and inform the final SPD and master plan for the site. The site is located adjacent to the existing railway station and the town centre, reducing the need to use the private car. The site is highly accessible and will allow for walking and cycling and the use of public transport. The policy encourages some car free or reduced levels of parking and requires good accessibility to public transport including bus route and new bus stops through the site. There may therefore be opportunities for reductions in harmful emissions when compared to the other sites.	
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	There are no statutory or non-statutory designated sites of ecological value within the site. The site includes land designated as an ecologically important landscape. There is record of grass snake presence in the southern section of the site and a record of bat species presence approximately 100 m west of the site. (Source: LSCA, 2010). The Final Draft LSCA March 2013 notes that the site has very few habitats suitable for protected species apart from the river and canal system but indicates that some of the industrial units specially those near the river and canal could provide potential habitat for bats or nesting birds. It considers the site's ecological sensitivity to future redevelopment to be low.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>A section of the River Cherwell and a section of the Oxford Canal both run through the site. The site was the subject of an extended Phase 1 habitat survey in 2006, focusing on the river and canal corridor. There are areas of scrub, broad leaved woodland and tall ruderals along the length of the river and canal. This gives the site high potential value as a wildlife corridor. The trees and scrub provide suitable habitat for birds and the site has the potential to support other protected species; surveys for bats and water voles are recommended. The site has a medium - low capacity for woodland development (LSCA, 2013) which increases the importance of retaining existing vegetation.</p> <p>The policy requires the protection and enhancement of the biodiversity value of the site recognising the importance of the river and canal corridors. It also requires that the River Cherwell is maintained in a semi natural state and the retention of mature trees. Local Plan Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment requires a net biodiversity gain to be achieved for all new developments. It also requires ecological corridors to be identified and maintained as part of development proposals and biodiversity surveys and reports submitted with planning applications which may affect a site of known or potential ecological value.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	++	++	++	<p>Proposals must comply with policy ESD16 on the Built and Historic Environment and must retain the most valuable historic buildings/structures including the Old Town Hall and the bridge over the river.</p> <p>The landscape character of the site is predominantly urban (Banbury LSCA, 2013).</p> <p>The Banbury LSCA, March 2013 indicates that there is a medium to low potential for residential development within the general area which could be associated with the existing residential development fronting on to the Oxford Canal. It is considered that residential development as part of a mixed use</p>	<p>Enhancement: Unrecorded archaeological remains should be considered in any development applications and appropriate records made of any finds.</p> <p><i>This has been responded to in Table 8.1 in main SA report</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>development could be accommodated, and as such a medium capacity to accept development is applicable. The site is considered to have a high capacity for employment and recreation development and a medium low capacity for woodland due to its urban context.</p> <p>The site is a flat industrial area, comprising mainly large modern sheds. There are also locally listed buildings of architectural and historic interest within the area, including two Grade II Listed Buildings on site. (Banbury LSCA, 2013). There are very few historic buildings or townscape within the site which could contribute to historic character and the overall cultural sensitivity of the site is considered to be 1. There is potential to preserve and enhance historic buildings on the site. There is also the potential for unrecorded archaeological remains within the north west of the site as the site is located within the historic core. (Banbury LSCA, March 2013). The Cherwell Valley opens up to the south-east and here views are broken by successive hedgerows and trees. Views are constrained by the urban setting and are limited to travellers on the railway and canal, and those approaching the centre of Banbury on Bankside, Windsor Street and Bridge Street. (LSCA, 2010). Redevelopment will allow for the site to be linked with other green infrastructure including Spiceball park and Bankside.</p> <p>The policy requires the most valuable historic buildings/structures to be retained and their setting respected. It also requires high quality design and innovative architecture to be employed, using locally distinctive materials. Policy ESD16 requires that where archaeological potential is identified this should include a desk based assessment and, where necessary, a field evaluation.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and	++	++	++	Transport improvements including those which facilitate pedestrian movement will be guided by the proposals in the Banbury Movement Study (February 2013) and inform the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
reducing the need for travel by car / lorry.				final SPD and master plan for the site. The site is located adjacent to the existing railway station and the town centre, reducing the need to use the private car. The site is highly accessible and the policy encourages walking and cycling and the use of public transport.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	0	0	Any development within Canalside will also need to be in accordance with the Local Plan sustainable development policies where the specific requirements of Banbury 1 do not supersede their requirements.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	Any development within Canalside will also need to be in accordance with the Local Plan sustainable development policies where the specific requirements of Banbury 1 do not supersede their requirements. Policy ESD3 requires all new homes to meet at least Code for Sustainable Homes Level 4. All non-residential development is expected to reach BREEAM 'Very Good'.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	++	++	++	Contamination on the site may be affecting the river Cherwell. The policy requires remediation which should improve this situation. Any development on this site will also need to be in accordance with Policy ESD8: Water Resources.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	++	++	++	Any development within Canalside will also need to be in accordance with the Local Plan sustainable development policies where the specific requirements of Banbury 1 do not superseded their requirements. Policy ESD3 requires all new homes to meet at least Code for Sustainable Homes Level 4. All non-residential development is expected to reach BREEAM 'Very Good'.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	0	0	0	The policy will lead to the relocation of businesses from the site and retail uses / other town centre uses will be encouraged on the site. It is hoped that the relocated businesses can be accommodated elsewhere within Banbury or the District. However, the policy indicates that a small proportion of existing business comprising offices, retail and community uses conducive to the aims of the policy could occupy new buildings on the	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				site Other new employment areas are allocated within the Local Plan, such as the employment land west of the M40 (Banbury 6). New commercial uses to the north of the site should provide employment and economic growth which would have a potential positive effect. Overall a neutral effect is recorded.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	?/-	?/-	?/-	<p>This will lead to the relocation of businesses. However many land uses here are low quality and low density, effecting the amenity of the town centre. Housing led regeneration will bring many benefits to the town, including the town centre and should bring inward investment. Potential loss of employment in the town centre relocation predominately to the town edge. The site currently contains a mixture of existing uses, including foundry, storage depot, car workshops, light industrial, some offices. It is considered that these businesses would be more appropriately located on the town edge. New commercial uses to the north of the site should provide employment and economic growth which would have a potential positive effect.</p> <p>The re-development of the site relies on the extensive relocation of employment uses (with c.50 different land ownership interests). Therefore there is a risk to existing businesses and the economic performance of Banbury. The deliverability of the proposals within the plan period may be difficult and further work to demonstrate the viability may be necessary.</p>	Mitigation: Early work on Banbury Masterplan, Canalside SPD and Local Neighbourhoods DPD should address the viability of relocating existing employment.
19. To encourage the development of a buoyant, sustainable tourism sector	++	++	++	Tourism could be increased by improving the image and environment of Canalside area. The site could benefit canal users, boaters, walkers and cyclists.	

Table B18 Banbury 2: Hardwick Farm, Southam Road, (East and 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 development will provide approximately 600 dwellings (no more than 90 dwellings to the western side of Southam Road) subject to proposals demonstrating that they address potential landscape/visual impacts and impacts on historic/archaeological assets . It will provide-30% affordable housing, extra care housing and opportunity for community self build affordable housing .</p> <p>The site is bounded to the east by the M40 which is likely to cause noise issues for residents.</p>	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	+	+	+	<p>The site lies predominantly in flood zone 1. (SFRA Level 1, 2009). A small part of the site to the far west is within Flood zone 2 and 3 (along the route of the brook - a tributary of the River Cherwell). Built development close to the watercourse will not be permitted by the policy.</p> <p>The policy makes reference to flood risk on the site and requires that SuDS in accordance with Policy ESD7 must be incorporated. The policy requires the Level 2 SFRA to be taken into account, which requires the adoption of a surface water management plan and site and locational specific SuDS types. The policy lists specific recommendations within the Level 2 SFRA Addendum.</p> <p><u>The NPPF classifies residential development, education and health facilities as 'more vulnerable' but this development is suitable for Flood Zones 1 and 2 and within Flood Zone 3a provided the Exception Test is met.</u></p>	
3. To improve the health and well being of the population and reduce inequalities in health	-	-	-	<p><u>No health requirements are anticipated.</u></p> <p>The site lies in Grimsbury and Castle ward, which has existing deficiencies in children's play space, allotment and tennis court provision. (Greenspace Strategy Background Document, 2008)</p> <p>The LSCA (2010) indicated the site has low capacity to accept playing fields as they would require major</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>alterations to the topography and enclosure patterns or damage archaeological remains. This low capacity to accept formal recreation was confirmed by the Banbury LSCA March 2013. This 2013 assessment considered the site to have a medium-high capacity for informal recreation within the western area of the site provided this were carried out sensitively and maintained views into and out of the area and the setting of the cemetery.</p> <p>The policy requires compliance with open space Policy BSC11, provision of community facilities in addition to potential contributions towards community hall at Hanwell Fields. The site could provide links into the open countryside from the town along the valley of the stream. It also provides opportunities to link to the Cherwell Country Park (Policy Banbury 14)</p> <p>The policy requires provision of green infrastructure links beyond the development site to the wider countryside</p> <p>The A423 divides the site into east and west parcels. The M40 corridor abuts the east part of the site along its eastern boundary. The policy requires consideration of noise impact from the M40 and traffic calming along the Southam Road to ensure ease of movement between the sites. <u>It is unlikely that mitigation will be able to fully alleviate noise from the M40.</u></p>	
4. To reduce poverty and social exclusion	+	+	+	New affordable/social housing will be provided at the site, which will help to reduce poverty. In addition, extra care housing and the opportunity for self-build affordable housing will be provided.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	There are no specific measures included for reducing crime and the fear of crime. However, proposals must comply with Policy ESD16 which requires development to be designed to provide safe places to live and work and must achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural	-/+	-/+	-/+	New development is unlikely to create any adverse noise impacts itself. There may be negative noise impacts for residents of the new development	Mitigation: Impact on the setting of the crematorium west of Southam

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
activity across all sections of the Cherwell community				<p>arising from the adjoining M40. However, the policy recognises there may be nuisances caused by the M40 motorway and crematorium and requires that they are addressed through well considered design approaches- e.g. the use of buffers/barriers/screening and location of uses.</p> <p>New development may be able to provide new cultural facilities, but there are limited existing facilities in the area that would be enhanced by new development. The policy seeks new community facilities to include a community hall (with youth wing) and with potential for local shop. Contributions towards Hanwell Fields community hall may also be required. A primary school is required onsite.</p> <p>New development may be able to enhance the entrance to the town but would need careful consideration.</p>	Road needs consideration. <i>This has been addressed. See Table 8.1 in SA Report.</i>
7. To improve accessibility to all services and facilities	0	0	0	<p>Close to facilities at Hanwell fields and retail and employment to the north of the town, but is a considerable distance to the town centre. The policy proposes that ideally on site community facilities including a community hall (with a youth wing) would be included in the development and identifies the potential for a local shop. A primary school is required on site.</p> <p>The policy promotes development with good access to the countryside and good accessibility to public transport services with footpaths, cycle routes to bus stops and bus stops with a bus services through the site stopping at the railway station.</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. The site will not meet the requirements of this objective and will lead to the loss of agricultural land of mixed grade 2, 3a and 3b. This impact is irreversible.</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.</p>	
9. To reduce air pollution including	--	--	--	Located a significant distance from some key destinations (approximately	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
reducing greenhouse gas emissions and ensure the District is ready for its impacts				<p>2.5 km from Banbury centre), and is not close to existing employment areas, and has the problem of severance from the employment sites in Grimsbury. This could create longer journeys leading to more emissions. However there are excellent opportunities to link the site with high quality pedestrian/ cycle network already in place in the north of Banbury. The policy requires a high degree of integration and connectivity with existing communities and includes the provision of new footpaths and cycleways linking with existing networks, the wider urban area and community facilities. The policy also requires development proposals to prepare a transport assessment and travel plan to maximise connectivity with existing development, including improvements to existing public transport servicing Hanwell Fields and the Hardwick area.</p> <p>Reference is made to urban design principles, and emphasises the importance of integration and connectivity and layouts that encourage sustainable modes of travel.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>There are no statutory ecological constraints on this site. The site lies approximately 0.5km south east of a District Wildlife Site. Hanwell Brook, a tributary of the River Cherwell, runs along the western edge from north to south. The Environment Agency has stated that a buffer would be required adjacent to the Brook. CDC ecological survey for a small part of the site to the east of the Southam Road recommended that hedgerows should be retained and a Bat survey was required. There are records of badgers and water vole presence less than half a kilometre to the south of the site. (Sources: LSCA 2010, Banbury and North Cherwell Site Allocations Desk Study and Extended Phase 1 Habitat Surveys for Cherwell District Council, 2006). There is a pond near the site which is potentially suitable for Great Crested Newt, and the site itself could</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>be suitable for use during the newts' terrestrial phase¹².</p> <p>The Final Draft Banbury LSCA March 2013 notes the habitat has potential for protected species mainly around the crematorium, cemetery and business park. It indicates a low/moderate ecological sensitivity. Whilst considered to be of low intrinsic value, the habitats have potential for great crested newts (a legally protected species) as a minimum.</p> <p>The policy asks for retention and enhancement of significant landscape features (e.g. hedgerows), and for introduction of new ones where possible. It requires the provision of a buffer along the watercourse on the western boundary. It also requires development proposals to enhance, restore or create wildlife corridors and biodiversity in the area. It requires a great crested newt survey.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	-/+	-/+	-/+	<p>There are no landscape designations within the site.</p> <p>The LSCA (2010) indicated the site has low capacity to accept built development, due to visual sensitivity and ecological value to the west of the A423 Southam Road and archaeological value to the east.</p> <p>The Final Draft Banbury LSCA (2013) indicated that residential development in the western part of the site would not be in keeping with the existing landscape character and the presence of the cemetery, with the capacity for residential development weighted more toward low than medium. It considers the site to have low capacity to accommodate industrial development and a medium low capacity for commercial employment.</p> <p>The site comprises a number of medium and small fields (mainly arable with a few under permanent pasture), the crematorium, Hardwick Business Park, another small employment area and two farms/dwellings.</p> <p>The site lies on the southern end of a</p>	

¹² Oxfordshire County Council (Ecology), Consultation Response to Local Plan Propose Submission August 2012, December 2012,

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>ridge as the ridge falls away to the west and south. The site is visible from the western elevated parts of Banbury, from Hanwell and from the Overthorpe ridge to the south-east, but contained by landform to the north-east.</p> <p>The site has a low capacity for the development of woodland as this would change the landscape and visual character of the area and the setting of the Cemetery preventing views across the tributary valley in the foreground (Banbury Final Draft LSCA, 2013).</p> <p>Informal recreation could potentially be accommodated within the western area of the site in the area of Hardwick Gorse, provided it were sensitive and maintained views into and out of the area and the setting of the Cemetery. (Banbury LSCA, 2013)</p> <p>There is potential for negative impacts on heritage assets as the site is in close proximity to (and likely to have a detrimental impact on) the Hardwick deserted medieval village. The policy requires development to respect and have minimal impact on the historic environment, including Hardwick House and the deserted medieval village. Development west of Southam Road is also likely to have detrimental visual impact due to contours of the land.</p> <p>The Banbury LSCA (2013) indicates that the west of the site has a high sensitivity to mitigation with regards planting, as this would alter the area's character and potentially compromise the setting of the cemetery.</p> <p>The Final Draft LDA Banbury Analysis of Potential for Strategic Development (2013) concluded that land at Hardwick Farm, Southam Road (East and West) has strategic development potential . However, it considered that the whole site should not be taken forward for development as it would result on unacceptable harm to the setting of Banbury and because of the site's visual and landscape sensitivity. The landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited to the south eastern corner of the site</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>(a maximum of 60-90 units), land to the east is capable of accommodating a strategic housing land allocation.</p> <p>The estimated capacity for Southam Road East for housing is considered , 460-537 dwellings. This assumes Open Space provision requirements are provided within Indicative Green Buffer within the site (Appendix 1, Banbury Analysis of Potential for Strategic Development, 2013).</p> <p>The policy allows for a total capacity of approximately 600 new dwellings.</p> <p>The policy reduced the developable area of the west site and requires a full landscape and visual impact assessment and a considered approach to mitigating landscape and historic/archaeological sensitivities.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	-	-	-	<p>Located close to the main employment attractors in the north of Banbury. Severance of north-south railway line and M40 restricts easterly movement.</p> <p>High quality pedestrian/cycle link along the A361 (Southam Road) linking site with Banbury Town centre. Good cycle links to employment located south east of Cherwell Street. Located significant distance from key destinations in the town centre, Horton hospital and all of the town's secondary schools. There is a mixture of on-road and off-road cycle provision along North Bar Street, Horse Fair and South Bar Street. Good potential to link site with high quality pedestrian / cycle network already in place in the north of Banbury. Access within the existing estate emerging onto the Southam Road/Noral Way roundabout. Opportunity to extend current bus services (B10/B11) into development site and increase frequency of these services if financially viable. Introduce bus priority measures from site onto A423 (Southam Road).</p> <p>The policy promotes layouts that maximise the potential for walkable neighbourhoods. The policy identifies specific transport measures to promote links to public transport with footpaths and cycle routes and a bus route through the site stopping at the rail station. It also indicates the need for</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				traffic calming at Southam Road and measures to ease movement between the eastern and western parts of the site. Proposals are required to be accompanied by a transport assessment and travel plan.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>The policy does not promote the use of locally and sustainably sourced, recycled materials and construction. It also does not aim to reduce greenhouse gas emissions by reducing energy consumption. However, 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) and requires demonstration of climate change mitigation and adaptation including compliance with ESD policies 1-5.</p> <p>The policy requires provision of allotments thus helping home food production.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	Any development will need to be in accordance with the Local Plan sustainable development policies. Policy ESD3: Sustainable Construction requires residential development to achieve Code for sustainable homes level 4. This will encourage sustainable waste management and a reduction in waste arisings per capita. The policy requires exemplary compliance with policies ESD 1-5.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	The policy promotes provision of a green buffer along the watercourse on the western boundary (a tributary of the River Cherwell). The development will need to be in compliance with the Local Plan Policy ESD7: Sustainable Drainage Systems and ESD8: Water Resources. Proposals need to consider the Council's level 2 SFRA requirements.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	A small part of this site was assessed in the Renewable Energy and Sustainable Construction Study, but the findings could be applied to the remainder of the site. It was considered to have relatively poor potential for CHP/District Heating due to a lack of obvious complementary heat loads.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Reference is made to the sustainable development policies which place a requirement on all developments to achieve high levels of energy efficiency and renewable and low carbon energy use.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	$\frac{\theta+}{?}$	$\frac{\theta+}{?}$	$\frac{\theta+}{?}$	<p>The site will not include any employment land; however, there are employment areas located in this part of Banbury which could be accessed by residents.</p> <p>The policy requires a high degree of integration and connectivity with existing communities and includes the provision of new footpaths and cycleways linking with existing networks, the wider urban area and community facilities.</p> <p>The policy also requires development proposals to prepare a transport assessment and travel plan to maximise connectivity with existing development. In doing this proposals will need to look at existing employment areas including those existing in the North of Banbury.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to 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	$\frac{\theta+}{?}$	$\frac{\theta+}{?}$	$\frac{\theta+}{?}$	<p>Although development is for housing only, the policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to this objective.</p>	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	No direct benefits to the tourism sector.	

Table B19 Banbury 3: West of Bretch 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 will provide approximately 400 new homes with a mixed tenure. 30% of the units will be affordable. Extracare housing and the opportunity for community self build affordable housing will be provided.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	+	+	+	The area lies within flood zone 1 (Level 1 and 2 SFRA). Main issue is concerns management of surface water, foul drainage and maintaining ground water quality. Comment from Thames water Options for growth 2008 indicated that upgrades may be required to the sewerage network. The policy requires that development complies with policy ESD7: Sustainable Drainage Systems, and requires a surface water management framework to be provided. The policy lists site specific SuDS requirements and the need for a site specific FRA.	
3. To improve the health and well being of the population and reduce inequalities in health	?	?	?	Provision of new recreation and open space facilities could assist integration with Bretch Hill (physically and socially). Could also help retain important views of landscape to the west. The policy requires proposals to bring wider community benefits for the Bretch Hill Area with contributions towards the improvement of existing community facilities in the area, including improvements to existing surgery/on site provision and improvement of sports provision at Woodgreen. Public open space should be suitable for informal and formal recreation and provide a liner park along the western portion of the site with formal recreation located to the north of the site. The majority of the site lies within Wroxton Ward. A small portion at the southern end is split between Banbury Ruscote and Banbury Easington Wards. Wroxton Ward has existing deficiencies in children’s playspace and tennis courts. Ruscote Ward has existing deficiencies in natural/semi-natural greenspace, children’s playspace, tennis courts and allotments, and Easinton Ward has	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>deficiencies in amenity greenspace, children's playspace and allotments. (Greenspace Strategy Background Document <u>2008</u>).</p> <p>The LSCA (2010) indicated that the site has moderate capacity to accept playing fields in the section adjacent to the A422 provided they were unlit, but has low capacity in the southern section of the site. The whole area would be suitable for informal recreation purposes. The Final Draft Banbury LSCA (2013) indicates that flatter areas in the north of the site could potentially 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 without having a negative effect upon the adjacent Conservation Area. The study indicates a medium capacity to accommodate informal recreation in the southern part of the site specially around the existing water tower and underground reservoir.</p> <p><u>Although the site could provide informal recreation and semi-natural green space to meet identified deficiencies it is uncertain whether other local deficiencies can be met.</u></p> <p>A bridleway follows the drive to Withycombe Farm and a number of footpaths emerge from the edge of Banbury to cross it, leading on towards Wroxton and North Newington.</p>	
4. To reduce poverty and social exclusion	++	++	++	<p>Integration with Bretch Hill estate could be achieved and may reduce social problems. Currently one of the most deprived areas in Banbury and an objective of the policy is to improve the existing area including the creation of open space for recreation and improvement of community facilities in the area. Also, the policy encourages the community-led self-build affordable housing scheme within the land to the west of Bretch Hill area.</p> <p>There is potential for the development to connect into adjacent existing development with pedestrian, cycle and vehicular links to existing residential</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				areas. Thereby increasing connectivity and integration with surrounding communities inc. This is encouraged by the policy. The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>The site 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 in itself.</p> <p>Development may be able to provide new community facilities. Contributions will be required towards the improvement of existing community facilities in the area. This will include a contribution towards improvement of indoor sports provision at Woodgreen.</p> <p>Views into the town are likely to be improved by the new development (Final Draft Wroxton & Drayton: Strategic Heritage Impact Assessment, 2013).</p> <p>Some loss of visual amenity to existing residents. Mitigated as far as possible through the policy requirements relating to building heights, the treatment of the urban edge, design of street frontages and landscape setting.</p> <p>Development is expected to provide public art.</p>	
7. To improve access to services and facilities.	+	+	+	<p>The site is close to the North Oxfordshire Academy school. It is a considerable distance to employment areas and town centre. However, it is well located in terms of local services.</p> <p>There is a possibility that existing Bretch Hill bus route would need improving. Bus provision good for town but not as good for employment areas.</p> <p>Policy requires effective footpaths and cycle routes, linking with existing networks, bus stops, urban areas and community facilities. A transport</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				assessment and travel plan is required with proposals. It also wider community benefits for the Bretch Hill Area with contributions towards the improvement of existing community facilities in the area, including improvements to existing surgery/on site provision and improvement of sports provision at Woodgreen.	
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. The site will not meet the requirements of this objective and will lead to the loss of Grade 2 agricultural land.</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 as part of the open space provision, thus helping home food production.</p>	<p>Mitigation: Need to calculate the area of grade 1 and 2 to be lost.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p> <p>Mitigation: For all greenfield sites which potential contain the best</p>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-	-	-	<p>The site has good permeability but there are greater distances to access key destinations and topographical constraints. There could be opportunities to link the eastern proportion of the site with existing pedestrian/cycle infrastructure in Neithrop and Dukes Meadow Way; and to create cycle provision on Woodgreen Avenue. There are therefore opportunities for sustainable transport patterns but the policy could include some more specific requirements. Policy requires effective footpaths and cycle routes, linking with existing networks, bus stops, urban areas and community facilities to encourage sustainable modes of transport. A transport assessment and travel plan is required.</p> <p>Policy requires exemplary compliance with policies ESD1-5 which cover climate change mitigation, energy efficiency and energy from renewables.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	<p>Preliminary survey by promoters of northern section of site shows generally low ecological and wildlife potential. Includes presence of badgers, potential for bird habitats, limited roosting and foraging potential for bats. The preliminary ecological report submitted by proponent of the site indicates the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>trees and hedgerows as being the most important habitat features.</p> <p>NBNG highlighted three records of bats and one record of brown hare within 2km of the site. TVERC highlighted records of badger, grass snake and bats within 2km of the site. The site has potential for bats within farm buildings, breeding farmland birds and reptiles in the areas of scrub. Previous survey by BSG (2010) suggested that a badger sett was present within one of the arable field's hedgerows.</p> <p>The Final Draft Banbury LSCA, 2013 notes the site is limited in its habitats although there is potential for bats within farm buildings, breeding farmland birds and reptiles in the areas of scrub. The study considers the site's ecological sensitivity to be Medium/Low. This is due to the site's varied habitats to the south of the site, although there is limited potential for protected species in the north of the site.</p> <p>The area does not impact directly on designated sites or watercourses.</p> <p>The policy has been written to protect and enhance biodiversity with specific requirement to retain existing trees and hedgerows in the north of the site.</p> <p>The policy requires preservation and enhancement of biodiversity and the undertaking of ecological surveys to identify wildlife corridors and features to be protected including badgers, bats and bird surveys.</p> <p>The Final Draft Banbury LSCA, 2013 indicates that there is medium-low potential for woodland development within the site although the presence of woodland in this area would be at odds visually with the upper valley sides of the Sor Brook.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>The site runs along the crest of the north/south ridge that contains the western edge of Banbury. The northern extent is the A422 Stratford Road. To the west the broad crest of the ridge extends beyond the site before the land falls more steeply into the Sor Brook valley. (LSCA, 2010). The site is within</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the Farmland Plateau Landscape Type within the County LCA, at the district level it is within the Ironstone Hills and Valleys Landscape Character Area (Final Draft Banbury LSCA, 2013).</p> <p>Southern part of the site beyond Withycombe Farmhouse not developable due to landscape quality /sensitivity including setting of Crouch Hill and therefore now outside of the site boundary.</p> <p>The site excludes all the land in the field immediately north of Withycombe Farm (Listed building) and all of the Farm's land.</p> <p>There are no designated sites within Banbury 3. However, the Grade II* Registered Park and Garden of Wroxton Abbey, the Grade II* Drayton Archway, and Drayton's Conservation Area are located to the west and north west of the site.</p> <p>There are distant views of the flatter northern section from Wroxton, although from the Sor Valley it is hidden by the crest of the steeper ground. A broken line of small woods follows the western edge of the broad crest of the ridge. (LSCA, 2010). <u>The Conservation Areas of Wroxton and Drayton extend to the site boundaries to the north/west of the site and the site therefore influences the setting of these (Banbury LSCA, 2013).</u></p> <p>Westward expansion needs to be restricted due to major ridgeline immediately to the west and high quality, undulating landscape beyond. Landscape is important to the setting of Drayton, Wroxton, North Newington and Banbury and can be enjoyed from the Banbury Fringe circular walk west of Bretch Hill which should be protected and kept separate from new development. Policy ESD15 Green Boundaries sets green buffers which could provide green infrastructure which positively contribute to the town's rural setting. Green Buffers 7, 8 and 9 to the west, south west and north west of this site will help protect the landscape setting of the surrounding villages and historic features.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The LSCA (2010) indicated that the site has low capacity to accept built development where this would extend the visible edge of Banbury over the skyline into an area free from urban influence.</p> <p>Given that the edge of Banbury is already visible from parts of Wroxton Abbey Park, the site is a narrow strip of development along the edge of Banbury and this could offer an improvement to the urban edge. This area is indicated as having moderate capacity to accept development. (LSCA, 2010). The Banbury LSCA 2013 indicates that this site’s capacity to accept residential development is medium/high. (Banbury LSCA, 2013)</p> <p>The LDA Banbury Analysis of Potential for Strategic Development (2013) concluded that despite the sensitivities of this area, development could be accommodated without undue harm to the environmental resource provided it is restrained in scale and that suitable and successful mitigation and green infrastructure measures are put in place. The Analysis report is accompanied by a Wroxton and Drayton Heritage Impact Assessment (Final Draft 2013) which concluded that without any form of landscape mitigation, the magnitude of impact of mixed use development on land west of Bretch Hill on the setting of Drayton Conservation Area would be Slight Adverse and that with careful design there was potential for the magnitude of impact of development on land west of Bretch Hill to be ‘Slight Positive’, largely due to the provision of a substantial green interface screening views to the currently poorly defined developed edge of Banbury.</p> <p>The Final Draft LSCA 2013 notes that development within the site will affect the designated assets laying outside the site boundary if development extends to the site boundary and suitable screening is not put in place. It also indicates there is potential for previously unrecorded archaeological remains. Cultural sensitivity is considered to be medium.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The site his considered to have medium- high capacity for residential development while there is no capacity for industrial and commercial employment development due to existing landscape and visual character, and the effect upon the conservation areas of Drayton and Wroxton. The policy requires the development to respect the landscape setting with regards to various receptors, retain existing significant landscape features and give careful consideration of building heights. A well designed and soft approach to the urban edge will be required, which relates development at the periphery to its sensitive landscape setting and affords good access to the countryside. Proposals are required to be accompanied by a landscape and visual impact assessment.</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 has good permeability but there are greater distances to access key destinations and topographical constraints. There could be opportunities to link the eastern proportion of the site with existing pedestrian/cycle infrastructure in Neithrop and Dukes Meadow Way; and to create cycle provision on Woodgreen Avenue. There are therefore opportunities for sustainable transport patterns but the policy could include some more specific requirements.</p> <p>The policy requires development proposals to be accompanied by a transport assessment and travel plan and the provision of new footpaths and cycleways linking to existing networks, the wider urban area and community facilities.</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 demonstrate exemplary 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 thus helping home food production.</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 demonstrate exemplary compliance with policy ESD3: Sustainable Construction. This requires dwellings to meet Code for Sustainable Homes Level 4 which will help the sustainable use of resources in construction and in use (e.g. energy and water use). 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 achieve sustainable water management	+	+	+	There are no water features on the site. The development will need to be in compliance with the Local Plan Policy ESD7: Sustainable Drainage Systems and will promote a surface water management framework.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The site as a whole has relatively few complementary heat loads close by to facilitate a District Heating/CHP system although a CHP may be appropriate in order to meet the high energy standards of Code for Sustainable Homes level 4. The development would need to be in compliance with the Local Plan sustainable development policies which require Code for Sustainable Homes level 4 to be achieved and this will ensure a high level of CO ₂ emissions reduction and energy efficiency. The policy requires compliance with sustainable policies including ESD 4 which requires feasibility assessments for DH/CHP and their provision subject to deliverability.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+/ ?	+/?	+/?	The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not a specific policy requirement and it is uncertain to what extent will contribute to this objective.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and	+/ ?	+/?	+/?	The site has limited potential to provide employment space as well as residential but the policy does encourage the community self-build affordable housing scheme which will provide local unemployed people with	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
support the long term competitiveness of the District				transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend could contribute to this objective.	
19. To encourage the development of a buoyant, sustainable tourism sector				N/A	

Table B20 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.	++	++	++	The development will provide approximately 400 new homes. 30% of the units (approx. 120 units) will be affordable. It will provide extra care housing and the opportunity for community self build.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>No watercourses are identified within the site (SFRA 2, March 2012). The site falls within Flood Zone 1 which means it is at low risk of flooding.</p> <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>	
3. To improve the health and well being of the population and reduce inequalities in health	2/+	2/+	2/+	<p>The hospital is approximately 1 mile from site. Nearest GP surgery opposite the hospital. Information from the PCT does not indicate a requirement for health care facilities on this site.</p> <p>The site has adequate access to existing facilities.</p> <p>Policy requires the provision of extra-care housing and the opportunity for community self build affordable housing. 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. Noise attenuation due to the proximity of the motorway is mentioned in the policy.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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, Policy Banbury 12 requires an assessment of the effects of the relocation of the football club on the local community, a lighting strategy a transport assessment and a travel plan.	
4. To reduce poverty and social exclusion	+	+	+	The policy will provide approximately 120 affordable units. The policy requires the development to be well integrated with the neighbouring new development (the rest of the Bankside development) and will therefore allow residents of this site to make use of the facilities (such as the country park) to be provided in of the Bankside Phase 2 development. The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	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.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	The policy states that the development will 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.	See mitigation measure for SA objective 7. <i>This has been addressed. See Table 8.1 in main SA report</i>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
7. To improve accessibility to all services and facilities	+	+	+	<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. 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>A local centre will be provided as part of Phase 2, contributions towards enhancement of facilities in Phase 1 may be preferable to a community facility on site.</p> <p>Provision of recreation facilities/open space and sport will be provided in Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1.</p> <p>The policy requires a proposal layout which enables the integration with Bankside Phase 1, provision of a bus route through the site, and the proposals to be accompanied by a travel plan and transport assessment.</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 does not achieve this objective and will result in the loss of grades 2 and 3b agricultural land (which are classed as the best and most versatile agricultural land). There is nothing that can fully mitigate this loss of resources, however, some soil resources could be recovered.</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>	

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 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>This development will also need to be in accordance with the Local Plan sustainable development policies which will ensure that greenhouse gas emissions will be reduced per capita.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>TVERC highlights records of protected species within 2km of the site. The River Cherwell Wildlife site designated for its ornithological value lies approx. 1.7 km to the north of the site. The Final Draft Banbury LSCA , 2013 considers the site's ecological sensitivity to future development to be low but recommends ecological surveys to establish the ecological value of the site.</p> <p>The track running along the southern side of the site has some ecological potential with a thin strip of deciduous woodland running next to it and a large mature species rich hedgerow, creating a 'tunnel' affect between the woodland and the hedgerow with the track running down the middle. This linear habitat has the potential for nesting birds and foraging bats (Final Draft Banbury LSCA 2013).</p> <p>The Final Draft Banbury LSCA 2013 indicates that future management and maintenance</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>requirements for the site are limited due to the lack of landscape features however the existing boundaries with Bodicote Park and the woodland planting along the roadside verge of the A4260 should be maintained to retain the existing qualities of the mature planted areas.</p> <p>Policy requires wildlife corridors to be integrated within the development and retention of hedgerows where possible; protection of important trees and enhancement of biodiversity value of the site.</p> <p>The policy identifies a prominent line of semi mature ash trees on the western side of the site to be retained, and the retention of hedgerows where possible to provide wildlife corridors and the preservation and enhancement of the biodiversity value 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>	
11.To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>The site is considered to have medium-low landscape and visual sensitivity (Final Draft Banbury LSCA, 2013).</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 do not affect their setting. The canal corridor and Listed Buildings along the Canal are set some distance from the site. There is potential for previously unrecorded archaeological remains associated with the Roman road which runs to the south of the site and prehistoric remains although the arable use of the site may have truncated any remains. The cultural sensitivity of the site is considered medium-low. (Final Draft Banbury LSCA 2013) There is evidence of crop marks</p>	<p>Enhancement: The policy should require archaeological assessment, with appropriate mitigation action prior to development.</p> <p><i>This has been addressed. See Table 8.1 in SA Report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>on/around the site and an archaeological find. There is also a record of a medieval village in proximity to but not on the site itself. Policy ESD16: The Character of the Built Environment seeks to protect, sustain and enhance designated and non-designated 'heritage assets' and will therefore ensure that any required surveys will be undertaken as part of a planning application for this site.</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.</p> <p>The LDA Banbury Landscape Sensitivity and Capacity Assessment (2013) concludes that the site has a high capacity for residential development and medium potential to extend the existing formal recreational use immediately to the south of the site (Bodicote Park) to the north beyond the public footpath. Employment and woodland development are not recommended.</p> <p>Future management and maintenance requirements for the site are limited due to the lack of landscape features however the existing boundaries with Bodicote Park and the woodland planting along the roadside verge of the A4260 should be maintained to retain the existing qualities of the mature planted areas (Final Draft Banbury LSCA 2013)</p> <p>Banbury 4 requires compliance with Policy ESD 16: The Character of the Built and Historic Environment which requires development proposals to include a desk based assessment and where necessary a field evaluation in those cases where archaeological potential is identified. This requirement will apply to proposals for Banbury 4.</p>	
12. To reduce road congestion	- +	- +	- +	The policy requires the development to be well integrated	See mitigation measure for SA

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and pollution levels by improving travel choice, and reducing the need for travel by car / lorry				<p>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.</p> <p>Facilities within Bankside Phase 1 development will include a new park, sports facilities, a new primary school, and canal side facilities.</p> <p>A local centre will be provided as part of Phase 2, contributions towards enhancement of facilities in Phase 1 may be preferable to a community facility on site.</p> <p>Provision of recreation facilities/open space and sport will be provided in Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1. accordance with the council</p> <p>The policy requires a proposal layout which enables the integration with Bankside Phase 1, provision of a bus route through the site, and the proposals to be accompanied by a travel plan and transport assessment.</p>	objective 7.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	<p>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). Banbury 4 requires compliance with sustainable policies-ESD policies 1-5.</p> <p>It also requires provision of allotments thus helping home food production.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	<p>Policy ESD3: Sustainable Construction requires residential development to achieve Code for sustainable homes level 4. This will encourage sustainable waste management and a reduction in waste arisings per capita.</p>	
15. To maintain	0	0	0	No watercourses are identified	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and improve the water quality of the District's rivers and achieve sustainable water management				<p>within the site (SFRA 2, March 2012).</p> <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>	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	<p>The development would need to be in compliance with the Local Plan sustainable development policies which require Code for Sustainable Homes level 4 to be achieved and this will ensure a high level of CO₂ emissions reduction and energy efficiency.</p>	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	0+/?	0+/?	0+/?	<p>Employment Development is not proposed.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to 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>Employment development is not proposed.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extend will contribute to this objective.</p>	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	<p>The phase 1 Bankside development will contribute to this objective through the provision of a park and canal-side facilities which will benefit canal visitors in particular. The policy for the Bankside Phase 2 development requires that the rural character of the existing right of way on the site is protected.</p>	

Table B21 Banbury 5 Land North of Hanwell Fields

SA Objective				Assessment	Mitigation / enhancement
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++	The development will provide 500 new homes which 30% will be affordable. Extracare housing and opportunities for community self-build affordable housing.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	The site lies within flood zone 1 (SFRA Level 2 <u>March 2012</u>). The policy recommends the use of attenuation SuDS techniques in new development.	
3. To improve the health and well being of the population and reduce inequalities in health	- +	- +	- +	The site lies partly within Banbury Hardwick Ward and partly within Wroxton Ward. Hardwick Ward has existing deficiencies in children’s playspace, allotment and tennis court provision. Wroxton Ward has existing deficiencies in children’s playspace and tennis courts (Greenspace Strategy Background Document, 2008). 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 town. The policy indicates that health needs would best be met by expansion or improvement of existing surgeries or development of a branch surgery. It also specifically requires contributions towards the expansion of primary schools, and provision of green space, play space, allotments and outdoor sports provision as outlined in Policy BSC 11. It also notes that additional playing pitches can be provided towards the western edge. The Landscape Sensitivity and Capacity Assessment (2010) (LSCA) notes that the site could accommodate informal recreation. The lighting of playing pitches would need to be carefully considered. The Final Draft Banbury LSCA, 2013	Mitigation: The policy should provide for new sport and recreational opportunities on the site. <i>This has been addressed. See Table 8.1 in the SA Report.</i>

SA Objective				Assessment	Mitigation / enhancement
				<p>indicates that the site retains a medium potential for informal recreational uses and a medium high capacity for woodland.</p> <p>The policy requires proposals to address potential light pollution to avoid interference with Hanwell Community Observatory through the technical assessment of lighting.</p>	
4. To reduce poverty and social exclusion	+	+	+	<p>New affordable housing will be provided at the site, which will help to reduce poverty. In addition, extra care housing and the opportunity for self-build affordable housing will be provided. Therefore, a positive impact is predicted.</p>	
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>The policy promotes development that enables 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, Banbury 5 specifically requires compliance with policy ESD 16: The Character of the Built Environment requires</p>	

SA Objective				Assessment	Mitigation / enhancement
				development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	<p>The site 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 itself.</p> <p>New development may be able to provide new cultural facilities, but there are limited existing facilities in the area that would be enhanced by new development.</p> <p>New development may be able to enhance the area.</p> <p>The policy specifies that appropriate lighting must be provided, based on appropriate technical assessment, in order to avoid interference with Hanwell Community Observatory.</p>	
7. To improve access to services and facilities	-	-	-	<p>Close to facilities at Hanwell Fields, North Oxfordshire Academy and employment areas to the north of the town, but some distance to other employment areas and the town centre.</p> <p>Policy requires proposals to provide good accessibility to public transport services with effective footpaths and cycle routes to bus stops including bus route through the site and new bus stops on site.</p>	<p>Mitigation: Policy to include requirements to improve walking, cycling and public transport accessibility</p> <p><i>This has been addressed. See Table 8.1 in SA Report</i></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>Only a very small part of the site is previously developed. The site will partly meet the requirements of this objective but will lead to the loss of agricultural land.</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>Mitigation: The policy should require an assessment of agricultural land quality to provide an accurate assessment of the grade of land and a soil management plan to be submitted with the application which will ensure that soils will be retained on site and used within gardens.</p> <p><i>This has been</i></p>

SA Objective				Assessment	Mitigation / enhancement
					<i>addressed. See Table 8.1 in SA Report</i>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-	-	-	Has good permeability but greater distances to access key destinations and topographical constraints. This could create longer car and bus journeys leading to more emissions and could discourage walking and cycling.	Mitigation: The policy should encourage walking and cycling on and linking to the site. <i>This has been addressed. See Table 8.1 in SA Report</i>
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>There are no statutory designations on the site. The site lies within 500m of a Local Wildlife site to the north which has records of badger presence. Bat presence has been recorded 100m to the west of the Local Wildlife Site. A brown long-eared bat (European Protected Species) maternity roost and two semi-improved grassland fields are present on the site. The woodland bounding Banbury 5 to the north is potential BAP habitat and Natterer's Bat has been recorded (all bats are European Protected Species). The woodland should be retained. (Oxfordshire County Council – Ecologist response to 2012 Consultation)</p> <p>The site's ecological sensitivity is considered to be medium due to presence of mature hedgerows and the potential for badgers and great crested newts (Final Draft Banbury LSCA, 2013). The policy requires the detailed consideration of ecological impacts and provision for mitigation as necessary, including impacts on the bat maternity roost. However, The policy makes assumptions that relocation of the roost is possible and is an appropriate form of mitigation, and this cannot be determined until a survey and assessment has been undertaken. However, Policy ESD10 requires relevant habitat and species surveys to accompany planning applications which may affect a site habitat or species or known or potential</p>	<p>Enhancement: The policy should be reworded to ensure that it does not pre-empt the outcome of an assessment with regards to the effects of development on the favourable conservation status of European Protected Species of bat present on or using the site. Suggested wording: <i>Detailed consideration...including impacts on protected species of bats and their roost and the feasibility of mitigation which may include relocation of the roost,...'</i></p> <p><i>This has been addressed. See Table 8.1 in SA Report</i></p>

SA Objective				Assessment	Mitigation / enhancement
				<p>ecological value. Banbury 5 makes clear the site has ecological value.</p> <p>The policy requires the retention and enhancement of semi-mature band of trees on northern and western boundaries and establishment of a Green Buffer between the site and Hanwell village. The policy also calls for the retention and enhancement of significant landscape features which are or may be of ecological value and where possible to introduce new features such as including a green buffer along the watercourse.</p>	
<p>11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment</p>	-	-	-	<p>There are no designated heritage assets within the site's boundary however the Hanwell Conservation Area is near to the site boundary (Banbury LSCA, 2013). Hanwell is identified as a notable historic village which contributes positively to the landscape and along with the historic parklands are considered to be important landscape features around north west Banbury. (Final Draft Banbury Environmental Baseline Report Final Draft 2013).</p> <p>North of the site is the site of medieval fishponds, probably associated with the deserted village, which are considered to be important landscape features to the north west of Banbury. (Final Draft Banbury Environmental Baseline Report Final Draft February 2013).</p> <p>The site has low sensitivity in landscape and visual terms (LSCA, 2010).</p> <p>The LDA Banbury Analysis of Potential for Strategic Development (2013) also concluded that development could be accommodated at the North of Hanwell Fields site with suitable mitigation and green infrastructure measures.</p> <p>The site is well contained to the north by a semi mature tree belt</p>	<p>Mitigation: The policy should limit the height of development to protect the setting of Hanwell and establish a varied woodland edge, replacing current areas used by walkers beyond the new edge.</p> <p><i>This has been addressed. See Table 8.1 in the SA Report.</i></p> <p>Mitigation: Consideration needs to be given to the setting of Hanwell Conservation Area and associated listed buildings. Archaeology survey/excavation recommended due to close proximity to medieval village and fishponds.</p> <p><i>This has been addressed. See Table 8.1 in SA Report</i></p>

SA Objective				Assessment	Mitigation / enhancement
				<p>and although it is part of a valued area of landscape, it is capable of accommodating some development. The Final Draft Banbury LSCA, 2013 considers the capacity of the site for residential development to be medium, medium-high for woodland, medium for informal recreation and low for employment due to employment (either industrial or commercial) development not being in keeping with existing local landscape character or uses.</p> <p>Green Buffer: Hanwell, to the north of the site will help protect the Hanwell Conservation Area and prevent the coalescence of Hanwell with Banbury and the views between.(Banbury Green Buffer Evidence Base 2013). The site is well used in parts by residents of Hanwell and north Banbury and could provide links in to the open countryside from the town. There are two public footpaths and a network of informal paths over the unfarmed part of the site.</p> <p>The policy requires the retention and enhancement of semi-mature band of trees on northern and western boundaries and establishment of a Green Buffer between the site and Hanwell village. The policy also calls for careful design of the height and extent of built development to minimise adverse impact on Hanwell’s conservation area and the setting of Hanwell village.</p> <p>The policy requires development proposals to be accompanied by an archaeological survey.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	-	-	-	Close to facilities at Hanwell Fields, North Oxfordshire Academy and employment areas to the north of the town, but some distance to other employment areas and the town centre and therefore the development could lead to increase travel by car in this	Mitigation: The policy should encourage walking and cycling on and linking to the site. <i>This has been addressed. See Table 8.1 in SA Report</i>

SA Objective				Assessment	Mitigation / enhancement
				<p>area. High quality pedestrian/cycle links already in place around north and west of Hardwick. Currently located close to current B10/B11 circular bus services. Topographical constraints in Hardwick and along A422 Warwick Road to access majority of destinations. High number of potential access points available onto current network (vehicular, cycle and walking). Current roundabouts on Duke's Meadow Drive and B4100 (Warwick Road) are large enough for an additional arm. Policy requires proposals to provide good accessibility to public transport services with effective footpaths and cycle routes to bus stops including bus route through the site and new bus stops on site</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 policy does not specifically promote the use of locally and sustainably sourced, recycled materials and construction. It also does not aim to reduce greenhouse gas emissions by reducing energy consumption. However, 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). Banbury 5 requires compliance with-sustainable policies-ESD policies 1-5, which address climate change. It also requires provision of allotments which could contribute to home food production.</p>	<p>Mitigation: The policy should contain a cross-reference to the sustainable development policies. <i>This has been addressed. See Table 8.1 in SA Report.</i></p>
<p>14. To reduce waste generation and disposal and achieve the sustainable management of waste.</p>	+	+	+	<p>Policy ESD3: Sustainable Construction requires residential development to achieve Code for sustainable homes level 4. This will encourage sustainable waste management and a reduction in waste arisings per capita. Banbury 5 requires compliance with sustainable policies</p>	<p>Enhancement: The policy could contain a cross-reference to Policy ESD3. <i>This has been addressed. See Table 8.1 in SA Report.</i></p>

SA Objective				Assessment	Mitigation / enhancement
				including ESD3.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	<p>The policy recommends use of attenuation SuDS techniques, and infiltration techniques in the south eastern area of the site. It requires that this is done in accordance with SudDS policy ESD7 taking into account the Council's SFRA.</p> <p>The site is located within flood zone 1. Policy ESD 6: Sustainable Flood Risk Management requirement for a site-specific flood risk assessment for development of 1 ha or more in flood zone 1 will be applied to this site, and proposals will be asked to demonstrate 'no increase in surface water discharge'.</p> <p>No water courses within this boundary however SFRA Level 2 March 2012 notes that the site is located above a Minor Aquifer that is potentially vulnerable. The SFRA Level 2 lists specific FRA guidance for Banbury 5.</p>	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The development would need to be in compliance with the Local Plan sustainable development policies which require Code for Sustainable Homes level 4 to be achieved and this will ensure a high level of CO ₂ emissions reduction and energy efficiency.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+/?	+/?	+/?	<p>Employment development is not proposed.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extent will contribute to this objective.</p>	Enhancement: The policy should include accessibility to existing employment land. <i>This has been addressed. See Table 8.1 in SA Report</i>
18. To sustain and develop economic growth and	+/?	+/?	+/?	Employment development is not proposed.	Enhancement: The policy should include accessibility to existing

SA Objective				Assessment	Mitigation / enhancement
innovation, an educated/skilled workforce, and support the long term competitiveness of the District				<p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills. However, this is not and specific policy requirement and it is uncertain to what extent will contribute to this objective.</p> <p>The policy requires measures for integration and connectivity with existing development and the wider town, new footpaths, cycle ways and a bus route through the site and calls for a transport assessment and travel plan to accompany development proposals to maximise connectivity with existing development.</p>	employment land. <i>This has been addressed. See Table 8.1 in SA Report</i>
19. To encourage the development of a buoyant, sustainable tourism sector				N/A	

Table B22 Banbury 6: Employment Land 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.				N/A. The site is a strategic employment site.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>The southern part of the site is located in Flood Zone 3a according to the SFRA 1 (April, 2009).</p> <p>The policy is for a strategic site for employment uses B1 (offices), B2 (general industrial) and B8 (storage distribution). According to the SFRA 2 (March 2012), such commercial development is classed as 'less vulnerable' and is considered appropriate in Flood Zones 1, 2, and 3a.</p> <p>The policy requires full mitigation of flood risk in compliance with Policy ESD6 including the use of SuDS (Policy ESD7). Being in flood zones 1, 2 and 3a development proposals for this site will therefore be required to undertake a FRA for the site in accordance with ESD6.</p> <p>Development is to be rolled back to outside Flood zone 3 to create 'blue corridors' providing open space/ recreation areas near watercourses.</p>	<p>Enhancement: there is a need to undertake an FRA for the site. The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	<p>The site is a strategic employment site. The policy is not considered to result in either positive or negative effects with regards to health and well being.</p> <p>There is medium-low capacity for formal recreation within the area due to a lack of available space (Final Draft Banbury LSCA, 2013).</p>	
4. To reduce poverty and social exclusion	+	+	+	This site is being promoted for employment use and should provide approximately 6.3 ha (net remaining area).	
5. To reduce crime and disorder and the fear of crime.	+	+	+	Compliance with ESD16 is required within Banbury 6. Policy ESD16 which requires development to be designed to provide safe places to live and work, and to achieve	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Secured by Design accreditation. .	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	0	0	0	The site is being promoted for non-residential uses and is not considered to result in positive or negative effects with regards to vibrant communities or cultural activity. That said, the policy requires public art to enhance the quality of place, and consideration of the landscape setting, wildlife corridors, and green infrastructure network for Banbury.	
7. To improve accessibility to all services and facilities	+	+	+	The site is close to other existing employment areas and the residential areas to the east of the town (east of the railway line) and is in relatively close proximity to the town centre particularly in terms of pedestrian 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	-	-	-	<p>The northern part the site is already built up while the remainder is a greenfield site. The BMV Farm Land maps classify the greenfield part of the site as 'Less than 20% likelihood of BMV'.</p> <p>This strategic site will not necessarily contribute to urban renaissance due to its location away from the town centre but there could be potential for it to provide accommodation for some businesses relocated from the Canalside area when it is redeveloped. The Canalside redevelopment will contribute to urban renaissance in Banbury.</p> <p>The policy requires an agricultural land assessment and a soil management plan.</p> <p>The policy requires exemplary compliance with policies ESD1-5 which will help ensure sustainable design and construction practices.</p>	<p>Mitigation: For all greenfield sites which potential contain the best and most versatile agricultural land, the Council should require an accurate assessment of agricultural land quality and a soil management plan to be submitted with the application which will ensure that soils will be retained on site or used offsite.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
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 main employment attractors in the town and therefore sustainable travel to work could be encouraged. Good permeability through existing residential areas as well as access to several lengths of high quality pedestrian/cycle infrastructure already in place. The policy requires new footpaths and cycleways	Enhancement: given the good access to the motorway that this site has, the policy could require travel plans to be prepared as a planning condition to ensure that car travel is not the dominant method of transport to

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>linking to the existing networks and good accessibility to public transport.</p> <p>The policy 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 refers to the need for a detailed transport assessment and travel plan.</p>	<p>this employment area.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p> <p>Enhancement: the transport assessment should include consideration of whether existing bus services will adequately serve the site and whether a new high frequency bus service is needed.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	<p>There are no statutory designations within the site. There are records to five bird species with amber status in the north-eastern area of the site.</p> <p>The policy requires proposals to respect the need for wildlife corridors and the creation of a green infrastructure network for Banbury.</p> <p>The Final Draft Banbury LSCA indicates the site has medium-high sensitivity to accommodate development due to the likely presence of European Protected Species (suspected to be great crested newts) in association with the adjacent lake and the potential for the site to contain additional protected or notable species.</p> <p>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>There is medium-low capacity to carry out woodland development within the site although this would logically be contained within the southern and eastern areas of the</p>	<p>Mitigation: amend policy to include requirement for corridors on the site to maximise existing corridors on the site and connections with surrounding wildlife corridors.</p> <p><i>This has been addressed. See Table 8.1 in main SA report</i></p> <p>Mitigation: due to the habitats which are likely to be on the site (e.g. trees, hedgerows and minor watercourses, <u>and pond</u>), the policy should also identify that ecological surveys will be required prior to planning consent being given and appropriate mitigation put in place.</p> <p><i>This has been addressed. See Table 8.1 in main SA report</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>site to provide a buffer to the railway corridor and M40 road corridor respectively. There is limited potential for woodland development within the confines of the existing estate. (Final Draft Banbury LSCA, 2013).</p> <p>Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment requires a net biodiversity gain to be achieved for all new developments. It also requires ecological corridors to be identified and maintained as part of development proposals and biodiversity surveys and reports submitted with planning applications which may affect a site of known or potential ecological value.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>The site is an almost flat area west of the M40. To the north and west industrial and housing development bounds the site, to the south is a more varied landscape of pastures bordering the River Cherwell and either side of the railway line. The site is visible from the M40 northbound and in broken views from Bankside, but otherwise its visibility is limited to the southern end of the Overthorpe ridge, including the villages of Warkworth and Nethercote and by hedgerow trees down the Cherwell Valley.</p> <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>Information from English Heritage suggests that there are the remains of a lyddite filling factories erected by the Ministry of Munitions during the First World War immediately</p>	<p>Enhancement: The policy should reference the potential heritage asset on site and require archaeological investigation and recording if the remains cannot be preserved in situ.</p> <p><i>This has been addressed. See table 8.1 in main SA report.</i></p>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>east of the site in Northamptonshire¹³. OCC suggests that there is no need for further archaeological investigations on this site, as an archaeological evaluation has been undertaken which did not record any archaeological features or deposits.¹⁴</p> <p>The LSCA 2010 indicated a high capacity for development in landscape terms, the Final Draft Banbury LSCA 2013 considers that residential development is not appropriate due to surrounding uses but indicates a high capacity to accommodate employment development.</p> <p>Policy ESD16 with which this policy requires proposals to comply, requires assessment of archaeological and heritage assets. In addition, Banbury 6 requires that no build development should be located to the south of the dismantled railway which represents a defensible boundary to the site in landscape terms.</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 close to the main employment attractors in the town and therefore sustainable travel to work could be encouraged. Good permeability through existing residential areas as well as access to several lengths of high quality pedestrian/cycle infrastructure already in place mean that sustainable travel patterns are likely to be encouraged.	<p>See enhancement measures for SA objective 9.</p> <p><i>This has been addressed. See Table 8.1 in SA Report</i></p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably	+	+	+	The policy makes reference to the need for full compliance with sustainable policies including policy ESD3: Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water	

¹³ Oxford County Council Archaeology, Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

¹⁴ Oxford County Council Archaeology, Consultation Response to the *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
produced and local products.				use).	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	+	+	No <u>specific</u> provision is made in the policy for sustainable waste management however, this is covered by sustainable policies, including Policy ESD3, which are required exemplary compliance with in Banbury 6.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	There may be some minor watercourses on the site according to the SFRA Level 2(2012). Policy ESD8: Water Resources seeks to maintain water quality and will not permit developments which would adversely affect the water environment. The EA's maps used to identify susceptibility to groundwater emergence illustrate that the far southern region of the site lies within a 1km grid square that 25% of the area has susceptibility to groundwater emergence (SFRA 2, March 2012). A surface water management framework is required to reduce run-off rates to greenfield rates, which will help maintain the district's water quality.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The policy requires exemplary 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/low carbon energy. Banbury 6 requires compliance with Policy ESD1 which calls for developments to reduce carbon emissions. In addition, Banbury 6 requires development proposals to be accompanied by a transport assessment and travel plan.	Enhancement: the policy could set specific targets for the site in terms of CO ₂ reductions and proportion of renewable / low carbon energy to be generated on site. <i>This measure has been addressed. See table 8.1 in main SA Report.</i>
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	The site is proposed for employment generating development. It should provide. 6.3 ha (net remaining) of employment land for B1, B2 and 8 uses.	
18. To sustain and	+	+	+	The site is proposed for	Enhancement: the

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District				<p>employment-generating development. The policy will make land and property available for business development and will encourage inward investment. The policy will result in the redevelopment of an existing employment area which is in need of visual enhancement.</p> <p>The provision of B1, B2 and B8 premises on the site could support key sectors identified within the Economic Development Strategy such as high tech industries, motorsports, high tech food research and development and green industries.</p> <p>The policy does not state whether it would require any small start-up units to be provided.</p> <p>There could be potential for the site to provide accommodation for some businesses relocated from the Canalside area when it is redeveloped.</p>	<p>policy could include a requirement to provide some small business start-up units if it were considered that this site was the preferred location for these types of units within Banbury. <i>This has been addressed. See Table 8.1 in SA Report</i></p>
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	There will be no direct benefits to the tourism sector	

Table B23 Banbury 8 Land at Bolton Road – Banbury

The Council is currently completing a masterplan for the Bolton Road site which will take the form of an SPD.

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.	?	?	?	Some housing may be provided on this site however the policy states that it would be secondary to the wider retail and leisure proposals.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	Located in Flood Zone 1. The policy requires provision of SuDS in accordance with the SuDS policy ESD7 and the Council's SFRA 2009 and Level 2 SFRA 2012	
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	Intention is to improve accessibility and connectivity to the rest of the town by foot and to improve the public realm. Contribution towards indoor sports provision may be required by the policy.	
4. To reduce poverty and social exclusion	0	0	0	Intention is to improve accessibility and connectivity to the rest of the town and improvements to the public realm. Policy states that a replacement community facility is desirable. However, these may not lead to a direct positive effect with regards to reducing poverty and social exclusion.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	Proposals must 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.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	++	++	++	Replacement of community centre. Enhancing townscape and public realm. Not introducing any new noisy activities. The policy requires provision of public art to enhance the quality of the place, legibility and identity.	Enhancement: reference could be made to the inclusion of public art. <i>This has been addressed. See Table 8.1 in SA Report</i>
7. To improve accessibility to all services and facilities	++	++	++	Thrust of policy is about improving accessibility and connectivity.	
8. To improve efficiency in land use	+/?	+/?	+/?	100% brownfield development. There is potential land	Mitigation: The contaminated land

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				contamination. The policy requires exemplary demonstration of compliance with sustainable policies which include sustainable construction and climate change mitigation.	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. <i>This has been addressed. See Table 8.1 in SA Report</i>
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	++	++	++	The site is not affected by an AQMA. The policy promotes public transport use through location adjacent to the town centre. The policy requires pedestrian and cycle linkages which allow for integration and connectivity with the existing network.	Enhancement: The policy should provide for new cycle lanes and footpaths. <i>This has been addressed. See Table 8.1 in SA Report</i>
10. To conserve and enhance and create resources for the District's biodiversity	-/?	-/?	-/?	The site has a low capacity to accept woodland and it is considered to have a low ecological sensitivity to future development There some limited roosting potential for bats and birds. (Banbury LSCA, 2013). Banbury 8 requires proposals must to comply with policy ESD10 regarding provision of protected species surveys.	Enhancement: Need to make reference to protection and enhancing biodiversity or cross refer to general policies <i>This has been addressed. See Table 8.1 in main SA report</i> Mitigation: Protected species surveys should be required for any proposals, and include appropriate mitigation where found to be present. <i>This has been addressed. See Table 8.1 in main SA report.</i>
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	The site has an Urban character type. Re-development of the site has the potential to improve the rears of the historic properties on Parson's Street and remove newer buildings of little merit which are currently detracting from the historic environment and this is referenced in the site specific design and place shaping principles. The Final Draft Banbury LSCA, 2013 indicates that the site has	Enhancement: Policy should require a desk based assessment followed by a trenched archaeological field evaluation to be submitted as part of any planning application. Development design should take into account surviving archaeological deposits. <i>This has been</i>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>a medium to high capacity to accept employment development and a medium capacity to accept residential development (Banbury LSCA, 2013).</p> <p>OCC considers that this area has high potential to encounter important surviving archaeological remains associated with the development of the medieval town, and this should be taken into account in the design of new development.¹⁵ There is potential for negative impacts on these assets.</p> <p>Policy requires proposals to comply with ESD16 which requires submission of sufficient information on heritage assets in order to determine the impact of proposals on their significance and archaeological surveys where needed.</p>	<i>addressed. See Table 8.1 in main SA report.</i>
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	?	?	?	<p>No loss of existing car parking. Informal car-park use study showed that this is only at capacity during peak times e.g. Christmas.</p> <p>Town centre location – close to public transport nodes and policy encourages sustainable transport use. A transport assessment and travel plan is required to be submitted with proposals.</p> <p>The policy requires pedestrian and cycle linkages which allow for integration and connectivity with the existing network.</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>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	++	++	++	The policy requires the incorporation of sustainable design/construction techniques and references policies ESD 1-5 and ESD 7 in the site specific design and place shaping principles.	
14. To reduce waste	+	+	+	The policy requires the	

¹⁵ Oxford County Council Archaeology, Consultation Response to *Local Plan Proposed Submission August 2012*, (29th August 2012 to 10th October 2012).

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generation and disposal, and achieve the sustainable management of waste.				incorporation of sustainable design/construction techniques and references policies ESD 1-5.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	?	?	?	It is not known whether the policy could result in any effects on the water environment. Any proposal will have to comply with Policy ESD8 Water Resources. The policy also requires provision of SuDS in accordance with the SuDS policy ESD7 and the Council's SFRA 2009 and Level 2 SFRA 2012	Mitigation Bolton Road SPD will provide more detail and on site specific information..
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District				N/A Covered by general policies.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+	+	+	Employment will be provided on this site in relation to retail, hotel and leisure uses.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+	+	+	Helping to support the town centre by providing retail, leisure and hotel development and making improvements to public realm and layout.	
19. To encourage the development of a buoyant, sustainable tourism sector	0+	0+	0+	Increasing leisure and accommodation offer, improved public realm and services within a sustainable location is considered to have a positive effect to develop the visitor economy.	

Table B24 Banbury 9 Spiceball Development Area

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.	+	+	+	There is the potential for limited housing provision on the site as the policy allows for residential use above commercial It also provides for new public space focusing on the Oxford Canal and/or river and improved access to the new Spiceball Centre.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	<p>Located in Flood Zone.</p> <p>A Level 2 Strategic Flood Risk Assessment has been undertaken.</p> <p>The policy requires compliance with Policy ESD7 SuDS and the Council's SFRA and SFRA Level 2. Further site specific information is likely to be progressed through the SPD for the site.</p>	<p>Mitigation: Flood mitigation measures will be required on the site. The policy should include the requirement for an FRA to accompany future planning applications.</p> <p><i>This has been addressed. See Tale 8.1 in main SA report</i></p> <p>Mitigation: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p><i>This has been addressed. See Tale 8.1 in main SA report</i></p>
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	<p>No recreation is proposed but the leisure centre is located adjacent to the site.</p> <p>The Final Draft Banbury LSCA, 2013 considered that a managed outdoor recreation facility could form part of a commercial development.</p> <p>The policy proposes a mixed use retail and leisure development supporting the growth of the Town centre which helps integrate an improve access to the Spiceball Leisure Centre.</p> <p>The policy provides for new public space and improved pedestrian access, which may help improve</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				recreational opportunities in the area. A more planned green infrastructure could include establishing a radial pedestrian route along the river corridor and providing visual screening into the site from the east (Final Draft Banbury LSCA, 2013). This will be addressed through the application of ESD17 The Oxford Canal, Banbury 11 which seeks the creation of a linear park and thoroughfare from the north of the town and the new park committed south of Bankside. The Banbury Proposal Map shows the Circular Walk/Oxford Canal Trail bounding the south, west and north west of the site.	
4. To reduce poverty and social exclusion	+	+	+	Library and other community facilities will be provided.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The policy promotes improved pedestrian access to the new Spiceball Centre from the town, as well as regeneration of the area through refurbishment of the Mill Arts Centre and construction of a new library. Proposals must 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.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	There is a theatre on the site and the policy allows for this to remain and be improved. Other facilities, such as a library, are proposed and public space focussing on the Oxford Canal and/or river will be provided, as well as improved pedestrian access to the new Spiceball Centre from the town centre. <u>Public art relating to the canal is a requirement.</u>	
7. To improve accessibility to all services and facilities	+	+	+	The site is located in the town centre so will be accessible by public transport, cycling and walking. Congestion may increase; however, the policy provides for additional car parking, with opportunities for commercial and residential uses.	
8. To improve efficiency in land	+	+	+	The site is previously developed. The policy will allow for re-use of	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance				land and buildings. Surrounding land uses are three and four storey allowing for development of a similar scale and density. The policy requires that that height and massing of development proposals is sensitive to the surroundings and has no adverse effect on important views/vistas.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	The site is located in the town centre so will be accessible by public transport, cycling and walking. Congestion may increase but will depend on levels of car parking provided. The policy provides for additional car parking, with opportunities for commercial and residential uses. However, the policy also provides for sustainable transport including cycle path and footpath linkages, and a travel plan and transport assessment to be provided as part of development proposals..	Enhancement: The policy should provide for new cycle lanes and footpaths. <i>This has been addressed. See Table 8.1 in main SA report</i>
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	The river Cherwell and canal run through the site. Redevelopment has the potential to conserve and enhance the biodiversity in these corridors. The site's ecological sensitivity to future redevelopment is considered to be low (Final Draft Banbury LSCA, 2013). Future site infrastructure should include amenity and small scale specimen tree planting. Groups and avenues of trees could assist in creating green links to the north and the Spiceball Country Park. (Final Draft Banbury LSCA, 2013). There is limited roosting potential for bats and birds (Banbury LSCA, 2013). Policy ESD 10: protection and Enhancement of Biodiversity and the Natural Environment together with the thoroughfare from the north of the town to Bankside sought by Policy Banbury 11 will apply to any proposals on this site Masterplan SPD for the site will explore further site specific and development management details.	Enhancement: The policy should include measures for biodiversity enhancement within the new public space in proximity to the canal and river. <i>This has been addressed. See Table 8.1 in main SA report</i>
11. To protect, enhance and make accessible for enjoyment, the	+	+	+	The site is already surrounded by modern buildings which are of a high quality but are not part of the historic environment. It has little	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
District's countryside and historic environment				<p>potential to improve the historic environment but will not harm it.</p> <p>The historic core of Banbury extends to the west of the site and it is part of the High value constraint area which reflects the medieval core of the town and the area around Banbury Castle.</p> <p>The Banbury LSCA, 2013 indicates that the cultural sensitivity of the site is considered medium-low.</p> <p>The site has a medium to high capacity to accept employment/commercial development (Banbury LSCA, 2013).</p> <p>The policy provides for improved access between the Spiceball Centre and the town centre. The public realm, uses and linkages proposed in this would result on enhancements to the Canal.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	0	0	0	<p>The site is located in the town centre so will be accessible by public transport, cycling and walking. Congestion may increase; however, the policy provides for additional car parking, with opportunities for commercial and residential uses. However, the policy also provides for sustainable transport including cycle path and footpath linkages, and a travel plan and transport assessment to be provided as part of development proposals.</p>	<p>Enhancement: The policy should provide for new cycle lanes and footpaths.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	-	-	<p>The policy does not promote the use of locally and sustainably sourced, recycled materials and construction. It also does not aim to reduce greenhouse gas emissions by reducing energy consumption.</p> <p>Any development falling within the thresholds identified in Policy ESD 5 will require a renewable energy feasibility study, and this policy requires exemplary compliance with sustainable policies ESD 1-5.</p>	<p>Mitigation: The policy should contain a cross-reference to the sustainable development policies.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></p>
14. To reduce	0	0	0	No provision is made in the policy	Enhancement: The

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
waste generation and disposal, and achieve the sustainable management of waste.				for sustainable waste management however, this is covered by Policy ESD3. The policy requires exemplary compliance with sustainable policies ESD 1-5.	policy could contain a cross-reference to Policy ESD3. <i>This has been addressed. See Tale 8.1 in main SA report</i>
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	-	-	-	The policy does not promote sustainable water resource management or the use of recycled water. It also does not contain any measures to improve water quality. However, The policy requires exemplary compliance with sustainable policies ESD 1-5. Including the incorporation of SuDS in accordance to Policy ESD7 and taking into account the Council's SFRA.	Mitigation: The policy should provide a requirement for SuDS measures to be included in new development on the site. <i>This has been addressed. See Table 8.1 in main SA report.</i> Mitigation: The policy should contain a cross-reference to the sustainable development policies. <i>This has been addressed. See Tale 8.1 in main SA report</i>
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	-	-	-	The policy requires exemplary compliance with sustainable policies ESD 1-5. Any development falling within the thresholds identified in Policy ESD 5 will require a renewable energy feasibility study.	Mitigation: The policy should contain a cross-reference to the sustainable development policies. <i>This has been addressed. See Tale 8.1 in main SA report</i>
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	The site will include an arts centre and new library, which will provide some local employment opportunities. In addition, improved pedestrian access will be provided from the town centre and additional car parking.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+	+	+	Town centre uses will provide employment and help Banbury's economy. Some existing buildings will may be demolished or improved. The policy promotes regeneration via the refurbishment of the Mill Arts Centre and construction of a new library.	
19. To encourage the development of	+	+	+	Could have the effect of attracting more visitors to Banbury. The Mill	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
a buoyant, sustainable tourism sector				theatre and Spiceball leisure centre are on the site which in combination with new uses will attract tourists.	

Table B25 Banbury 10 Bretch Hill Regeneration Area

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.	++	++	++	Aim of policy is regeneration of the Bretch Hill area through housing investment.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	The area is not within the flood plain. SuDS requirement should be addressed within the overarching SuDS policy.	
3. To improve the health and well being of the population and reduce inequalities in health	+	+	+	Policy sets out requirement that improvements to GP surgery may be required, to meet aspiration of improving health and well being.	Mitigation: Confirm GP surgery status. <i>This has been addressed. See Tale 8.1 in main SA report</i>
4. To reduce poverty and social exclusion	+	+	+	Purpose of regeneration as stated is to improve the community fabric of the area.	Mitigation: In supporting text, state how poverty / social exclusion will be addressed. <i>This has been addressed. See Table 8.1 in main SA report</i>
5. To reduce crime and disorder and the fear of 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.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	+	+	+	Stated aim of the policy is housing led regeneration, addressing deprivation and community fabric. It will achieve this through improvements to public realm through betterment of existing housing stock and small scale redevelopment of existing community facilities (Wood	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Green).	
7. To improve accessibility to all services and facilities	+	+	+	<p>The policy should result in improved retail and community facilities and services.</p> <p>The policy's place shaping principles require development layouts to support improved walking and cycling connections to the town centre as well as walking links with bus stops. This helps to addresses the enhancement on improving access to facilities.</p>	<p>Enhancement: Access to facilities could be improved. Policy could strengthen emphasis on getting people to and from facilities so that they can be used.</p> <p><i>This has been addressed. See Table 8.1 in main SA report.</i></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>Whilst this is small scale urban renewal/small scale redevelopment policy it is being undertaken in a built up area. Furthermore, there is an emphasis on improving the local housing stock.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	? +	? +	? +	<p>It is unclear what the impact on air quality might be. It could be assumed that regeneration and renovation should result in energy savings in the upgraded dwellings and that with a suitable Travel Plan or access plan, transport emissions might be reduced <i>per capita</i> but not overall.</p> <p>The policy requires proposals to support improved walking and cycling connections to the Town Centre including enhanced existing bus services and improved links to employment sites. It also includes measures to increase awareness of public transport opportunities.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	N/A	
11. To protect,	0	0	0	N/A	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
enhance and make accessible for enjoyment, the District's countryside and historic environment				Not identified as a Conservation Area nor are there any listed building present.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	? +	? +	? +	It could be assumed that with a suitable Travel plan or access plan, transport emissions and congestion might be reduced <i>per capita</i> but not overall. The policy requires proposals to support improved walking and cycling connections to the Town Centre including enhanced existing bus services and improved links to employment sites. It also includes measures to increase awareness of public transport opportunities.	Mitigation: A travel plan (which includes cycling, walking and public transport) for the Bretch Hill area should be prepared as part of the Banbury masterplan which deals with current deficiencies and identifies opportunities for improvement.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	The stated reuse of existing building stock should ensure at least a local positive effect against this objective.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	0	0	No provision is made in the policy for sustainable waste management however. The policy requires exemplary compliance with sustainable polices ESD1-5 and ESD3 covers sustainable management of waste.	Enhancement: The policy could contain a cross-reference to Policy ESD3. <i>This has been addressed. See Tale 8.1 in main SA report</i>
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	N/A No water courses on site.	
16. To increase energy efficiency, and the proportion of energy generated from	?	?	?	It is unclear what the impact on energy efficiency might be. It could be assumed that regeneration and renovation should result in energy savings in	Mitigation: Suggestion to include retrofitting within this policy where possible.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
renewable sources in the District				the upgraded dwellings. Improvement and renewal of council housing stock is likely to include retrofitting but this would be part of the housing strategy	This has been addressed. See Table 8.1 in main SA report.
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.				Not applicable. The purpose of the policy is to co-ordinate regeneration projects.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	+	+	+	The policy seeks to support initiatives addressing the relatively low levels of income and employment in the area. Supports self-build scheme. Directly promotes small scale regeneration utilising local labour where possible.	
19. To encourage the development of a buoyant, sustainable tourism sector				Not applicable.	

Table B26 Banbury 12: Land for the Relocation of Banbury United FC

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.				N/A, no housing proposed on this site.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>The Site is located within Flood Zone 1 and the proposed use for sport and recreation falls within the 'less vulnerable' within the NPPF, Flood Risk Vulnerability Classification.</p> <p>SuDS requirement is addressed in Policy ESD7. Being in flood zone 1 specific details of SuDS for the site are likely to be agreed during the planning application process.</p>	<p>Enhancement: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known.</p> <p><i>This has been responded to in Table 8.1 in main SA report</i></p>
3. To improve the health and well being of the population and reduce inequalities in health	++	++	++	<p>Site lies within Bloxham and Bodicote Ward which has existing deficiencies in natural/semi-natural and amenity greenspace, children/young persons playspace and tennis court provision. (Greenspace Strategy Background Document, 2008).</p> <p>The site is allocated in the Non-Statutory Cherwell Local Plan 2011 for formal sports use. The Playing Pitch Strategy indicates a town wide existing deficiency of 3 junior football pitches and 1 cricket pitch. The site could potentially be used to address identified deficiencies in provision on land which is not required by the football club, as the site is larger than their needs require.</p> <p>The site has capacity to accept formal recreation. (Banbury LSCA, 2013).</p> <p>In developing this site along with Bankside it could become integrated into a network of green infrastructure (LSCA, 2010).</p>	
4. To reduce poverty and social	0	0	0	No significant effect, but will depend upon implementation.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
exclusion					
5. To reduce crime and disorder and the fear of crime.	+	+	+	<p>There are no specific measures included for reducing crime and the fear of crime. However, policy ESD 16: The Character of the Built Environment requires development proposals to achieve Secured by Design accreditation. Overall, the performance of the policy is neutral but could be improved if the enhancement measure was put in place.</p> <p>The policy requires an assessment of the potential effects on the community which should include an assessment of the potential for impacts from anti-social behaviour.</p>	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	-	-	-	<p>The development is located near to existing homes which create little noise. New housing is proposed to the north west and east of the site which would be sensitive to noisy activities, which could include sports matches. The development proposals should be designed to ensure that no significant adverse effects occur to residents in relation to noise.</p> <p>The policy requires an assessment of the potential effects on the community which should include an assessment of the potential for impacts from noise of sporting events and activities. Even with these taken into account and some mitigation measures implemented there is likely to be some residual noise impacts.</p> <p>The policy will provide a new cultural facility and potentially other sports pitches for use by the community.</p>	
7. To improve access to services and facilities	-	-	-	<p>The site is relatively remote from the rest of the town although development is planned in the Bankside development (phases 1 and 2) which will provide access to the proposed football club for a larger proportion of the town's future residents. The site is located close to a number of current bus services and a new bus service is assumed for the Bankside development. It will be important to ensure that there is a good bus service along the A4260 Oxford Road to provide public transport access from the rest of the town when matches are played to avoid the area being congested with cars at these times.</p> <p>The policy requires development</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				proposals to be accompanied by a transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised.	
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. The site will not meet the requirements of this objective and will lead to the loss of agricultural land.</p> <p>A detailed agricultural land quality survey is required and a soil management plan to ensure that soils are retained on site or reused off site, thereby minimising the loss of good soil. However, development at this site will still lead to the loss of agricultural land and is therefore considered to have a negative impact.</p>	Mit
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-	-	-	<p>A4260 (Oxford Road) offers good links to town centre, but fair distance to town centre. The site is located close to a number of current bus services and a new bus service is assumed for the Bankside development. Some opportunity for improved walking and cycling links to surrounding areas and the town centre therefore reduced emissions arising from transport. It will be important to ensure that there is a good bus service along the A4260 Oxford Road to provide public transport access from the rest of the town when matches are played to avoid the area being congested with cars at these times.</p> <p>The policy requires development proposals to be accompanied by a transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	<p>The site does not impact on any designated sites, watercourses or designated habitats and there are no records of protected/significant species presence within the site or immediately adjacent to it. There is a record of bat species presence approximately half a kilometre west of the site. (Source: LSCA, 2010). Bats could be affected by introducing a new source of light into this area which is currently farmland but which is due to be surrounded by new, mainly residential development on 3 sides. The east and west boundaries</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>are well defined with hedgerows and hedgerow trees. (Final Draft Banbury, LSCA, 2013).</p> <p>The Final Draft Banbury LSCA 2013 study the ecological sensitivity of Banbury 4 and Banbury 12 and considered to be low. The track running along the southern boundary of Banbury 4 has potential for nesting birds and foraging bats.</p> <p>Policy Banbury 12 requires that development proposals are accompanied by an ecological assessment and a lighting strategy to avoid adverse effects on nearby residents and wildlife.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	-	-	-	<p>This site lies to the south of Banbury and is separated from the town by the Bankside allocated development site. It lies on a level terrace of the River Cherwell which, together with the Oxford Canal, runs to the north-east of the site before passing under the M40. The site consists of two and a half arable fields, divided by trimmed hedges with intermittent hedgerow trees.</p> <p>The village of Bodicote lies to the west, across the A4260, and there are rugby pitches to the south, divided from the site by a dense tree screen. Views into the Cherwell Valley are limited by the brow of the river terrace which forms an intermediate horizon; the ridgeline from Warkworth to Kings Sutton is the actual horizon beyond. There are no buildings on the site, but a house lies immediately to the west and houses on Canal Lane overlook the site although this view will be blocked when Bankside is developed. The site is important in the approach to Banbury from Oxford.</p> <p>County Landscape Character: Upstanding village farmlands. (Source: Oxfordshire Wildlife and Landscape Study).</p> <p>District Landscape Character: Cherwell Valley (Source: Cherwell District Landscape Assessment 1996).</p> <p>The LSCA (2010) indicated the site has high capacity for low rise development.</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Low rise development could be effectively screened from the Cherwell Valley by relatively low planting because of the landform. Large scale employment uses would be less appropriate as they would be generally visible from the Cherwell Valley. Whether a football club facility would therefore be visible depends on the height of buildings and the lighting strategy.</p> <p>The Final Draft Banbury LSCA considers that development should not encroach further south than the existing southern site boundary with Bodicote Park as this recreational land use forms a natural transition from urban to open countryside. Development beyond this risks the settlements of Bodicote and Twyford becoming subsumed by the larger town of Banbury. (Final Draft Banbury LSCA, 2013).</p> <p>The Final Draft Banbury LSCA indicates that due to surrounding land uses and landscape character, the site is not able to accommodate commercial or industrial development. The study indicates the potential to accommodate formal recreational facilities either as an extension to existing recreational facilities to the south at Bodicote Park Rugby Park. This study also considers the site has a high capacity for residential development as long as it is sensitively designed and forms a natural extension to Bankside Phase 1 to the north. The capacity for woodland development is considered medium-low.</p> <p>The policy proposes the development of the site for the relocation of Banbury United FC. It requires development proposals to be accompanied by an assessment of potential effects on the local community, a landscape and visual assessment and a lighting strategy amongst other assessments.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need	-	-	-	A4260 (Oxford Road) offers good links to town centre. Located close to a number of current bus services and a new bus service is assumed for the Bankside development. Some opportunity for improved walking and	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
for travel by car / lorry				cycling links and improving travel choice. A transport assessment and travel plan are required by the policy.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	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).	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+	The development would need to be in compliance with the Local Plan sustainable development policies which require BREEAM Very Good to be achieved and this will ensure a high level of resource efficiency.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	The development will need to be in compliance with the Local Plan Policy ESD7: Sustainable Drainage Systems. It is not known whether there are any water features on site. Policy ESD 8: Water Resources will ensure that any water features and underlying aquifers, if present, are protected.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The development would need to be in compliance with the Local Plan sustainable development policies which require BREEAM Very Good to be achieved and this will ensure a high level of CO ₂ emissions reduction 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 will ensure that the football club has appropriate facilities that it needs to operate, thus ensuring the employment of its staff.	
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	Redevelopment of a new football ground may help to provide facilities which could benefit other businesses such as meeting / conference facilities but the potential for this is unknown and the effect is assumed to be not significant.	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	No direct benefits to the tourism sector.	

Table B27 Kidlington 1 Accommodating High Value Employment Needs

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.				N/A. The development proposed is for employment uses only. Therefore, no impact is predicted in relation to this SA objective.	
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	No site has yet been identified and therefore flood risk is unknown. The policy promotes an exemplary demonstration of climate change mitigation and adaptation measures. The policy requires compliance with SuDS policy ESD 7 and the SuDS systems to take into account the Council's SFRA.	Mitigation: Once the site has been identified an assessment of the potential flood risk needed to be undertaken in emerging Development Plan Documents.
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	The development proposed is for employment uses only and it is considered unlikely that the proposed development will have positive or negative effects in terms of health and well being.	
4. To reduce poverty and social exclusion	+	+	+	The policy will have a positive effect through allowing for job creation.	
5. To reduce crime and disorder and the fear of crime.	0	0	0	There are no specific measures included for reducing crime and the fear of crime. However, policy ESD 16: The Character of the Built Environment requires development proposals to achieve Secured by Design accreditation. Overall, the performance of the policy is recorded as neutral because adherence with policy ESD16 is implied not explicit.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	0	0	0	The development proposed is for employment uses only. Therefore, no impact is predicted in relation to this SA objective.	
7. To improve accessibility to all services and facilities	++	++	++	Within an existing employment area within Kidlington. Service provision within Kidlington centre although links could be improved. The policy promotes a high degree of integration and connectivity	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				between new and existing development. Including surrounding employment areas and services and facilities in Kidlington.	
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>This policy requires a Green Belt review. Since there is insufficient non green belt land within the village of Kidlington to meet the requirements. It is therefore possible, but uncertain, that the proposed development could use greenfield land.</p> <p>The policy requires an assessment of agricultural land and a soil management plan to be submitted with planning applications.</p>	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+/?	+/?	+/?	<p>Dependent on implementation although the development will be within an existing employment area within Kidlington. Service provision within Kidlington centre although links could be improved.</p> <p>The policy requires layout of development that enables a high degree of integration and connectivity between new and existing development, including surrounding employment areas and services. It also requires exemplary demonstration of climate change mitigation and adaptation measures, which is likely to include energy efficiency renewable energy generation.</p> <p>The policy requires development proposals to be accompanied by a transport assessment and travel plan showing how public transport links to the area will be improved.</p>	
10. To conserve and enhance and create resources for the District's biodiversity	?	?	?	<p>Biodiversity impacts are unknown as the potential development sites have not yet been identified, these will be identified through local greenbelt review around Langford Lane Technology Park / London Oxford Airport and Begbroke Science Park.</p> <p>The policy requires a well-designed approach to the urban edge, including a comprehensive</p>	. Mitigation: Effects on biodiversity, in particular protected species will need to be considered once the site is identified <u>through emerging DPDs.</u>

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				landscaping scheme. It also requires that development preserves and enhances biodiversity with provision of wildlife corridors.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	?	?	?	The policy promotes development that enables a high degree of integration and connectivity between new and existing development, as well as a well-designed approach to the urban edge that achieves a successful transition between town and country. A comprehensive landscaping scheme and development which respects the landscape setting of the site. These measures could have a positive impact in relation to promoting the accessibility of the countryside, however, the effects on landscape and the historic environment are unknown.	Mitigation: Effects on landscape and the historic environment will need to be considered once the site is identified through emerging DPDs.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+/?	+/?	+/?	Dependent on implementation although the development will be within an existing employment area within Kidlington. There is existing service provision within Kidlington centre although links could be improved. The policy requires layout of development that enables a high degree of integration and connectivity between new and existing development, including surrounding employment areas and services. The policy requires development proposals to be accompanied by a transport assessment and travel plan showing how public transport links to the area will be improved.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	+	+	The policy requires that development on the site achieves demonstration of climate change and adaptation measures, which may require use of locally and sustainably sourced construction materials with a high recycled content. The policy explicitly requires compliance with policy ESD1-5 including sustainable construction and renewable energy.	
14. To reduce	+	+	+	No provision is made in the policy	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
waste generation and disposal, and achieve the sustainable management of waste.				for sustainable waste management. The policy explicitly requires compliance with policy ESD1-5 including sustainable construction and waste issues.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+/?	+/?	+/?	Impacts on water environment / quality will depend on site identified. The policy does not promote sustainable water resource management; however, it requires demonstration of climate change mitigation and adaptation measures, which is likely to include water management and SuDS measures, where relevant. Policy ESD8: Water Resources will apply to any development proposals.	Mitigation: Effects on landscape and the historic environment will need to be considered once the site is identified through emerging DPDs
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	The policy does not promote the incorporation of small-scale renewables in new development; however, this requirement is detailed elsewhere. The policy explicitly requires compliance with policies ESD1-5 which cover renewable energy.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	The policy will promote accessible employment opportunities, by ensuring that a high degree of integration and connectivity exists between new and existing development, in conjunction with the provision of jobs in technology research and development.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	The policy supports the research and development sector – creation of business cluster. The policy will provide employment for Kidlington.	
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	The new development proposed will provide employment opportunities in technology research and development. Therefore, no impact is predicted in relation to this SA objective.	

Table B28 Kidlington 2 Supporting Kidlington Village Centre

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 policy makes provision for town centre uses. These could include residential use above ground floor level although the main intention of the policy is to provide environmental improvements, enhanced connectivity and support the vitality and viability of the village centre.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment				N/A	
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	The policy proposes the extension of Kidlington Village Centre boundary to include land not previously formally identified as being within the village centre. The purpose of doing so is to support the village centre and to improve connectivity between the existing centre and areas of other civic/community uses. A positive effect is therefore identified in terms of improving health and well-being because the central area now extends to include the health centre and the policy aims to improve connectivity between the two.	
4. To reduce poverty and social exclusion	+	+	+	The policy is intended to improve and expand the village centre, enhancing the public realm and improving the sense of place.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	The encouragement of residential uses above ground level will support activity and security (through passive surveillance) in the central area at all times. A more vibrant centre and public realm improvements may lead to crime reduction. Proposals will be considered against policy ESD16, <u>which requires proposals for new development to achieve Secured by Design accreditation.</u>	
6. To create and sustain vibrant communities and engage cultural activity across all section of the	++	++	++	The policy is intended to maintain and improve the vitality of the village centre, enhancing the public realm and improving the sense of place. The encouragement of residential uses above ground level will support	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
Cherwell community				activity and security (through passive surveillance) in the central area at all times.	
7. To improve accessibility to all services and facilities	++	++	++	This policy provides support for town centre uses within the boundary of Kidlington Village Centre and to improve connectivity between the existing centre and areas of other civic/community uses. This will have a significant positive effect with relation to 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 policy represents an efficiency use of land, extending the village centre, but no developing on previously undeveloped land and encouraging residential uses above ground floor level.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	0	0	0	The policy is unlikely to have an effect on air quality.	
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	The policy is unlikely to have an effect on biodiversity.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	The policy aims to improve the public realm and appearance of the village centre.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	The policy aims to improve connectivity and the public realm which should help to improve the walking environment.	
13. To reduce the	0	0	0	Any development will need to be in	

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.				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). Overall, a neutral effect is recorded as it is unlikely that the policy will result in large scale redevelopment.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	0	0	Any development will need to be in compliance with policy ESD3: Sustainable Construction which will ensure the sustainable waste management in construction. Overall, a neutral effect is recorded as it is unlikely that the policy will result in large scale redevelopment.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	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. Overall, a neutral effect is recorded as it is unlikely that the policy will result in large scale redevelopment.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	0	0	0	Any development will need to be in compliance with the sustainable development policies, including policies ESD1-5 which relate to energy. Overall, a neutral effect is recorded as it is unlikely that the policy will result in large scale redevelopment.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+	+	+	The policy should help to support jobs and the creation of new jobs for business in the village centre.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	The policy proposes the extension of Kidlington Village Centre boundary to include land not previously formally identified as being within the village centre. The purpose of doing so is to support the village centre and to improve connectivity between the existing centre and areas of other civic/community uses. A significant positive effect is therefore identified with regards to economic growth.	
19. To encourage the development of	0	0	0	There is unlikely to be a benefit for tourism from the improvements to	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
a buoyant, sustainable tourism sector				the village centre that this policy is aiming to achieve.	

Table B29 Policies Villages 1- Villages 4

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
1. To ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	++	++	Villages 2 sets out the provision for 398 dwellings in villages (including 50 new dwellings for Kidlington) as part of development allocations. A proportion of these will be affordable. In addition, Policy Villages 3 supports the identification of suitable opportunities for small-scale affordable housing schemes.	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	?/0	?/0	?/0	No mention of flooding or flood risk in the policy. This should be covered in ESD6: Sustainable Flood Risk Management and ESD7: SUDS. Policy ESD6 should cover small scale development such as within 9m of a watercourse and in areas known to have experience flooding problems. Policy Villages 1 proposes a village categorisation to assess residential proposals. The precise number and of homes and location of sites in individual villages will be set out in the Local Neighbourhoods DPD.	
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	Policy Villages 1 will address rural / urban inequalities by focusing development in the most appropriate rural areas and providing affordable housing for rural residents. However, precise number of dwellings and sites will be undertaken under the Local Neighbourhoods DPD. Policy Villages 3 supports the identification of suitable opportunities for small-scale affordable housing schemes.	
4. To reduce poverty and social exclusion	?/+	?/+	?/+	The policies do not explicitly address this objective although pockets of deprivation do exist within the rural areas. In rural exception sites the number of market homes for rent or sale must not exceed 25% of the total homes. However the policies to address the deficiency in open space, sport and recreation provision and there is also the potential for affordable housing provision in rural areas to support	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				low income groups in rural areas, providing housing and therefore better access to employment opportunities in these areas.	
5. To reduce crime and disorder and the fear of crime.	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective. Policy ESD 16: The Character of the Built Environment also requires development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+	This policy will encourage the provision of new homes, open space, sport and recreation in rural areas which will help to sustain and potentially enhance facilities in villages. Policy Villages 4: Meeting the Need for Open Space, Sport and Recreation identifies deficiencies and supports additional provision of open space, sports and recreation in the rural area.	
7. To improve accessibility to all services and facilities	+	+	+	A criteria of the Village Categorisation in Policy Villages 1, includes the number and range of services and facilities within the villages – housing has been distributed accordingly. The provision of new homes in rural areas will help to sustain and potentially enhance facilities in villages.	
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 specifies dwellings to be built on in-fill sites which could involve the use of previously developed land (PDL). Conversions involve the re-use of existing buildings and are also specified within the policies. Category A villages could accommodate minor development, infilling and conversions, Category B could accommodate infilling and conversions while any other villages (Category C) are expected to accommodate conversions.</p> <p>The Plan does not propose the review of the Green Belt to accommodate this growth. At Bletchingdon and Weston on the</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Green development will take place outside the part of the villages outside the Green Belt.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-	-	-	<p>Increases in the rural population may increase emissions to air through increased car use. However the plan locates most development in the towns and the rural development policies direct development to the larger villages, or where access to nearby towns would be by sustainable transport, to minimise this effect. Nonetheless, the levels of growth are likely to have negative impacts on air quality.</p> <p>Policy Villages 1 proposes a village categorisation seeking the most sustainable distribution of growth across the rural areas. The precise number of homes and location of sites in individual villages will be set out in the Local Neighbourhoods DPD.</p>	Mitigation: Creation of Village Travel Plans.
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	Homes to be delivered as part of minor development, infill areas, and conversions thus no major land take is anticipated and could in part involve the use of previously developed land (PDL) and the greater protection of features of biodiversity interest such as hedgerows. However, the precise number of homes and location of sites in individual villages will be set out in the Local Neighbourhoods DPD.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	-	-	-	Increases in the rural population may increase emissions to air through increased car use. However the plan locates most development in the towns and the rural development policies direct development to the larger villages, or where access to nearby towns would be by	Mitigation: ensure the proximity of local services. Creation of Village Travel Plans.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				sustainable transport, to minimise this effect.	
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	Dependant on the design of the dwellings. It is unlikely that the focus on conversions and infill will provide an opportunity for district heating or other large scale renewables, however small scale renewables for individual dwellings will be possible.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	0	0	0	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
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	The policies do not explicitly address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	
19. To	0	0	0	The policies do not explicitly	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
encourage the development of a buoyant, sustainable tourism sector				address this objective however it is likely that the policy direction will not have significant positive or negative effects on this sustainability objective.	

Table B30 Policy for 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 policy provides for approximately 761 net new homes (30% affordable), jobs and community facilities (the site already has planning permission). Therefore, the housing provision set out in the policy is significant, and should have significant positive effects in regard to housing.</p> <p>The policy seeks to deliver this development as a self-contained settlement to enable the environmental improvements and preservation of heritage assets sought as part of the planning permission granted on this site.</p>	
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	0	0	0	<p>The Site lies in Flood Zone 1. The policy requires the provision of Sustainable Drainage System in accordance with Policy ESD7 and taking into account the Council's SFRA</p>	<p>Mitigation: The SuDS policy should cover the appropriate type of SuDS being used at each development site or this should be included within each of the sites policies, where this information is known. <i>This has been addressed. See Tale 8.1 in main SA report</i></p>
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	<p>The policy provides for the provision of "appropriate community, recreational and employment opportunities" which should create an environment that encourages well-being and good health through daily activity and pedestrian transport around the Site. The infrastructure needs do not suggest that a health care centre is required at this site. Health facilities will be provided by Deddington Health Centre with prescription delivery service.</p>	
4. To reduce poverty and social exclusion	+	+	+	<p>The policy provides for employment uses on the site so should generate jobs. It also provides for affordable housing and the provision of facilities which</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				should help to prevent social exclusion and improve poverty through providing jobs.	
5. To reduce crime and disorder and the fear of crime.	+	+	+	There are no specific measures included for reducing crime and the fear of crime within the policy. However, policy ESD 16: The Character of the Built and Historic Environment requires development proposals to achieve Secured by Design accreditation.	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	++	++	++	<p>When complete the development will provide a range of facilities and homes that would connect to the surrounding villages and existing homes, thus providing a thriving community.</p> <p>The site lies in an isolated location. However, the Former RAF Upper Heyford is a previously developed site with existing employment and residential uses. The policy seeks the provision of a neighbourhood centre or hub comprising primary school and nursery, community hall, place of worship, shops, public house, restaurant and social facilities. It also requires the provision of a heritage centre given the historic interest of the site and its associations with the Cold War.</p>	
7. To improve accessibility to all services and facilities	++	++	++	The policy provides for community facilities, employment and open space. The site is isolated leading to long travel distances to the towns. However, this is an already developed site with existing employment and residential uses. The policy states specifically that the intention is to promote walking, cycling and other methods of public transport. 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.	
8. To improve efficiency in land use through the re-use of previously developed land	++	++	++	The Site represents a reuse of previously developed land (the airfield and surrounding buildings). The site will be remediated as a part of its redevelopment.	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance				The proposal seeks to enable environmental improvements (including remediation of contaminated land) and preserving and enhancing the heritage interest of the site.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	The site is isolated leading to long 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 and could therefore reduce the need to travel longer distances. The policy seeks to deliver extant planning permission of the site for a self-contained settlement with housing, employment and community facilities.	
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	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. The policy requires submission of an Ecological management Plan, with preservation and enhancement of biodiversity and provision of wildlife corridors. It also requires appropriate management of biodiversity and a full arboriculture survey to inform the master plan for the site.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	++	++	++	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.	

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 isolated leading to long 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 requires good accessibility to public transport services, a travel plan and the reopening of historic routes. It 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.	
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 palate 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 exemplary 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>The RAF Upper Heyford SPD provides specific detail on resource efficiency in construction for this site.</p>	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	0	0	<p>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. The Policy requires exemplary demonstration of compliance with policies on climate change and adaptation ESD1-ESD5.</p> <p>The RAF Upper Heyford SPD provides specific detail on</p>	

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				sustainable waste management for this site.	
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	+	+	+	No watercourses on the Site. Removal of contamination should create better water quality. 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.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+	Energy not mentioned – a large site such as this may have a greater potential for large scale renewable energy generation. However, the policy does specifically require exemplary compliance with policies ESD1-5 which relate to energy.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	++	++	++	Number not specified but land will be set aside for B1, B2 and B8 uses.	
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District	++	++	++	Number not specified but land will be set aside for B1, B2 and B8 uses.	
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	The redeveloped site might draw visitors. The policy refers to providing for interpretation of the historic assets of the site, and the heritage centre may be an attraction.	



Cherwell Local Plan Proposed Submission

Sustainability Appraisal Report

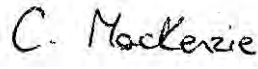

Annex C: Preferred Sites and Rejected Sites Assessment Tables

Prepared for:
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Prepared by:
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Exeter, UK

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Author	V Tanner-Tremaine / C MacKenzie
(signature) :	
Project Manager/Director	M Fryday
(signature):	
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1 Introduction

This Annex sets out the assessment tables used to assess the potential development sites listed within the Submission Local Plan 2013, including both the selected and the rejected sites. It enables the comparison of sites without being influenced by the mitigation measures of specific development proposals or measures identified within the policies drafted following the selection of sites. The exception to this is Bicester 1: Northwest Bicester, which is being developed under the eco-town principles in PPS1. Development of its phase 1 is expected to commence in Winter 2013.

CDC is required to plan for the growth needs of the District for at least 15 years on account of existing and future population needs. All identified needs cannot be satisfied within brownfield sites and therefore, the Local Plan's strategy is to maximise re-use of brownfield land and direct growth to the most sustainable locations. This results in an urban focused strategy and involves looking at sites with potential for strategic development around Banbury and Bicester.

Each site is tested against all SA objectives. However, strategic sites will always help to meet housing, employment and/or town centre needs and therefore it has not been necessary to test against SA objectives 1, 17, and 18 for the purpose of this assessment. The SA acknowledges that the sites identified in this Annex would be capable of contributing positively towards achieving housing and employment while the smaller town centre sites would be able to contribute to town centre regeneration, including these uses to some extent.

Each table is therefore structured to provide an assessment of the site against each SA objective with the exception of SA objectives 1, 17 and 18. A summary of the assessment setting out the reasons why strategic development sites are considered more or less suitable for development is provided at the end of each table.

The extent to which sites can contribute towards achieving some objectives such as SA objectives 4, 5 and 6 on poverty, social exclusion and creating vibrant communities tend to be more dependent on implementation. This is also the case for SA objectives 13 and 14 on reducing consumption of resources and waste generation. The scoring of sites against these objectives is generally an 'unknown' which could result in a positive or a negative effect when more is known about specific proposals or when policies are developed for sites following site selection.

Although the achievement of SA objective 4 (to reduce poverty and social exclusion) will depend on implementation, in many cases likely effects have been identified with reference to the Landscape Sensitivity and Capacity Study (LSCA 2010) and the Final Draft LSCA (March 2013), which identifies capacity for residential and employment development on many of the sites. E.g. where a site is assessed as having high capacity for development a minor positive impact is identified, and where it is assessed as having low capacity for development a minor negative impact is identified.

When assessed against SA objective 2, 'to reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment', the site assessment focuses on EA flood zones, watercourses on the sites, SFRA work and any known site specific recommendations from the Environment Agency on SFRA. The assessed sites are primarily greenfield, and any development within the sites will increase surface water runoff (unless attenuated); therefore, the overall effect is uncertain.

Any new development would be likely to increase traffic volumes. However, the purpose of the identification of sites is their allocation for new development to fulfil identified growth needs. The assessment of sites against SA objectives 7, 9 and 12, on improving accessibility, reducing air pollution, and road congestion, looks at the sites' potential to access services and facilities, proximity to existing development and ease of transport movements, respectively.

There is the potential for adverse impact on water quality during construction and operation of any new development and this risk would be mitigated against as part of any new development proposal. For the purpose of the assessment of potential strategic sites against SA Objective 15, 'to maintain and improve water quality of the District's rivers and achieve sustainable water management', the assessment in this Annex focuses on specific water constraints identified in evidence papers or EA information. The exception is Northwest Bicester, which will be developed under ecotown principles for water management.

2 Bicester 1: North West Bicester Eco Town

The site comprises the Options for Growth 2008 Sites J and I, as well as additional areas promoted by landowner agents. The site boundary is the same as that promoted by the Submission Local Plan 2013, and covers an area of approximately 390 hectares located on the north western edge of Bicester.

This site is identified in the Eco-Towns PPS¹ which remains extant following the introduction of the National Planning Policy Framework in 2012. The site boundary is shown on Figure C.1.

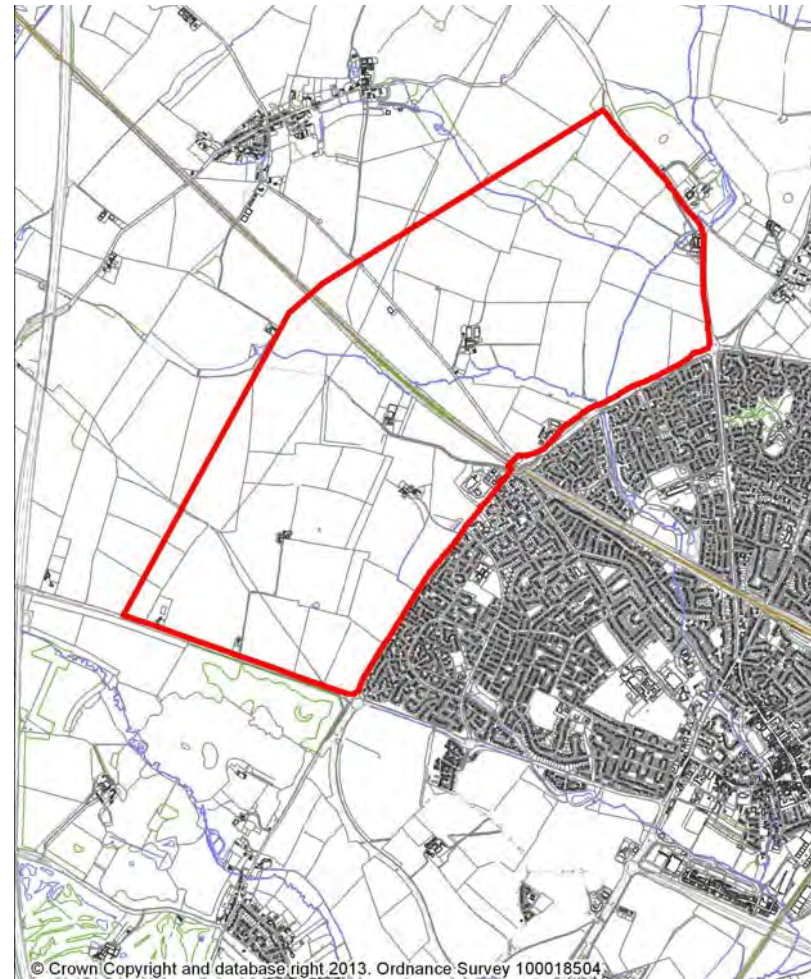


Figure C.1: Bicester 1 NW Bicester Eco Development

¹ Planning Policy Statement: Eco-towns A Supplement to Planning Policy Statement 1 (CLG, July 2009)

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.					
2. To reduce the risk of flooding and the 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 site. Only the River Bure itself is represented by EA Flood Zones 2 and 32. The majority of the site lies 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 and reduce inequalities in health	+	+	+	The majority of the 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 ³ . There is the potential to improve health and well-being of the population. The Final Draft LSCA ⁴ identifies medium-high potential to provide formal and informal recreation. There is the	Enhancement: any development of this site should ensure adequate provision of greenspace.

² URS (March 2012) Cherwell District Council Level 2 SFRA

³ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

⁴ WYG (March 2013) Bicester Landscape Sensitivity and Capacity Assessment; Final Draft

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	
4. To reduce poverty and social exclusion	+	+	+	This is a large site and it is anticipated that an eco town 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.	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 inevitably 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 section of the Cherwell community ⁵	?	?	?	The development of this site as an Ecotown will 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, the nearby railway may represent a source of noise impact. The effect would depend on the detail of the Ecotown proposals and their implementation. The overall effect is identified as uncertain.	Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the Ecotown.

⁵ Railway line bisects the site. As such any proposals would need to include appropriate design based mitigation (such as positioning private gardens away from railway lines) in addition to detailed mitigation measures for the detailed design, taking into account rail noise and the M40. There may be increases noise and air pollution from traffic increases associated with any potential commercial developments.

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
7. To improve accessibility to all services and facilities	+	+	+	The site is located on the edge of Bicester at considerable distance from the town centre. However, any new development would have good access to existing services and facilities in the north of Bicester. Following ecotown 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 is comprises Grade 2 and Grade 3 (Good to moderate) agricultural land with some isolated farm buildings and the 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 Ecotown 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 Ecotown 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, enhance and create resources for the District's biodiversity	0	0	0	There are no biodiversity designations within the site. There are areas of BAP priority habitat located on either side of the railway line and some further isolated patches of BAP	Enhancement: development should promote biodiversity conservation/enhancement and habitat

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>priority habitat in the northern and southern areas of the site.</p> <p>The Final Draft LSCA6 considers the site's ecological sensitivity to future development to be medium/low. 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>However, it is considered that the areas of greater biodiversity interest may be accommodated within development and so a neutral impact is identified.</p>	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>Natural England National Character Area 107: Cotswolds County Landscape Character: Wooded Estatelands⁷.</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 development within the site area as the land use would be in keeping with the adjacent residential area to the south east and not significantly alter the overall landscape character of the wider area. There is also a medium to high capacity for employment and medium capacity to accommodate recreation and woodland⁸.</p>	Enhancement: Consideration should be made to maintaining the visual separation with outlying settlements such as Bucknell ⁶ . Connections with the wider landscape could be reinforced and opportunities for recreational use of the area incorporated.

⁶ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Assessment; Final Draft*

⁷ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

⁸ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				There are two (Grade II) ⁹ listed buildings on the site, at Home Farm and Himley Farm . 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	+	+	+	Development of this greenfield site would result in increased traffic. However, it is anticipated that an Ecotown would introduce a high level of self-containment and sustainable transport measures, designed to reduce car use under its Ecotown 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 Ecotown 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 Ecotown PPS Standards with sustainable waste and resources covering both domestic and non-domestic waste	Enhancement: ensure sustainable waste management on the site.
15. To maintain and improve the water quality of the District's rivers and	+	+	+	Under Ecotown principles, Northwest Bicester should include water efficiency measures and contribute towards improving water quality in the locality.	Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.

⁹ English Heritage data set

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
achieve sustainable water management					
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. 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>	
17. To ensure high and stable levels of employment so 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					
19. To encourage the	+	+	+	Northwest Bicester is the UK's first Ecotown and has the	Mitigation: new development should seek

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
development of a buoyant, sustainable tourism sector				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), ¹⁰ making it one of the leading visitor attractions in Bicester .	to include visitor attractions, including greenspace, by taking advantage of the location.
<p>Summary: The site is located approximately 2-3 km north west of Bicester town centre. It is currently greenfield, covered by Grade 2 and Grade 3 agricultural land with some isolated farm buildings and the railway line, which bisects the site. The River Bure and three un-named tributary watercourses are located on the site, and an area covered by EA Flood Zones 2 and 3 surrounds the River Bure. Northwest Bicester is the first UK's Ecotown and it will be developed under national ecotown principles in PPS1. Phase 1 has planning permission and development is expected to commence in Winter 2013. It is anticipated that an Ecotown would be self-contained, introducing residential and employment uses as well as services and facilities and sustainable transport measures, designed to reduce car use.</p> <p>This is a large site and it is anticipated that an Ecotown would provide sustainably constructed homes and employment opportunities. Significant positive impacts are identified in relation to increasing energy efficiency.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have capacity for residential and employment uses. Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, and protecting landscape and cultural heritage. Minor positives are also identified in relation to accessibility to services and facilities, reducing road congestion, pollution levels, green house emissions, consumption of resources, and waste generation due to the development achieving zero carbon, the level of self-containment required for the site and the implementation of sustainable transport and waste management.</p> <p>A minor positive is also identified against maintaining water quality due to eco-town principles requiring water management measures and contributing towards water quality in the locality.</p> <p>The Eco Bicester Demonstration Building (EBDB) has become a visitor attraction in its own right with an average of 200 visitors per month. Therefore a minor positive has also been identified regarding the development of a buoyant sustainable tourism sector</p> <p>Significant negative impacts are identified in relation to efficiency of land use because the site comprises non-previously developed high quality (Grade 2)</p>					

¹⁰ "Demonstration Building Progress Report", Cherwell District Council, 30 May 2013.

Table C1 Bicester 1: North West Bicester Eco Town					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>agricultural land. Nevertheless, the Local Plan is required to plan for the growth needs of the District for at least the next 15 years on account of existing and future population needs. Satisfying all identified needs within brownfield sites is unlikely to occur and the Local Plan is likely to have to look at maximising re-use of brownfield land and directing growth to the most sustainable locations . This site is adjacent to Bicester’s urban area and would not result on coalescence with surrounding settlements</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and creating vibrant communities.</p> <p>Neutral effects are identified against reducing the risk of flooding, conserve, enhance and create resources for the District's biodiversity.</p>					

3 Bicester 2: Graven Hill and adjoining land

This site covers the area represented in the Submission Local Plan 2013, which covers approximately 230 hectares surrounding Graven Hill on the southern edge of Bicester. Commentary is also provided in the summary section of the assessment table on the implications of including an additional area to the north and east of Langford Farm, as promoted through a representation to the Local Plan. The relevant site boundaries are shown on Figure C.2.



Figure C.2: Bicester 2 Graven Hill and Adjoining Land

Table C2 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.						
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	<p>The entire site is located within Flood Zone 1¹¹. However, approximately five small watercourse tributaries of Langford Brook run through the north western region 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, Flood Zone 3 and Flood Zone 3 plus an allowance for climate change¹².</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' susceptibility¹³.</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.	
3. To improve the health	+	+	+	The site lies within Ambrosden and Chesterton ward, which	Enhancement: any development of this	

¹¹ Environment Agency data set

¹² URS (September 2012) *Cherwell District Council Level 2 SFRA*

¹³ Environment Agency data set

Table C2 Bicester 2 Graven Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and well being of the population and reduce inequalities in health				has existing deficiencies in children's playspace and tennis court provision ¹⁴ . There is the potential to improve health and well-being of the population; however, this will depend upon implementation. The Final Draft LSCA ¹⁵ identifies medium capacity for informal recreational use while the potential for formal recreation is assessed as medium low. There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	site should include adequate provision of greenspace.
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 and a planning application for 1900 homes, employment uses and community facilities gained a resolution to approve in June 2013. Although the achievement of this objective will depend on implementation 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 partially comprised of previously developed land, used by the Ministry of Defence, with some warehouses and office space; 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. An uncertain effect is identified.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.

¹⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁵ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C2 Bicester 2 Graven Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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 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 although at the time of writing the site benefited from a resolution to approve a residential and employment scheme with associated facilities and infrastructure, the proposal is not implemented and therefore its effect is 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 site lies approximately 1.3 km south of Bicester town centre. It lies some 500 m south of an area of existing residential development and approximately 1 km south of an existing school and 1 km south of a railway station. There is a resolution to approve a housing-led scheme on this site with associated facilities and community infrastructure but this is an outline application and the effect of the site on this objective although potentially positive is still identified as uncertain at this stage.	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	++	++	++	Although the site is identified as Grade 4 (poor) agricultural	Enhancement: development should

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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				land, it is a Ministry of Defence site and is mainly comprised of previously developed land. There are also warehouse buildings with some office space located on the site ¹⁶ . 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. The redevelopment of the site provides opportunities for land remediation.	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 1.3 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.	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	-	-	-	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. Bicester Wetland Reserve Local Wildlife Site is located adjacent to the western site boundary, on the west side of the railway line. ¹⁷	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.

¹⁶ Defence Infrastructure Organisation/Amec, Redevelopment of MOD Bicester Environmental Statement Volume 1: NTS

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				The site's ecological sensitivity to redevelopment is considered to be medium/low ¹⁸ . However, without adequate mitigation, development of the site could result in degradation of the Local Wildlife Sites and loss of biodiversity including potential harm to legally protected species.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	+	+	+	<p>Natural England National Character Area 107: Cotswolds</p> <p>County Landscape Character Type: Wooded Hills with isolated areas within the Alluvial Lowland and Clay Vale Landscape Types¹⁹</p> <p>The LSCA states that the combined landscape sensitivity is considered to be medium – low, while the combined visual sensitivity of the site is medium – high⁹. The site is estimated to have medium capacity for residential development on the lower slopes (most appropriately located on the northern part of the site) whilst maintaining visual separation with Graven Hill Wood, The site has medium capacity for employment development (commercial in association with residential development and light industrial in the southern portion of the site) and medium potential for recreation use and woodland.</p> <p>There are no listed buildings on the site. Off-site, there are two scheduled monuments near to Graven Hill; Alchester Roman</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>

¹⁷ TVERC data set¹⁸ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Assessment; Final Draft*¹⁹ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

Table C2 Bicester 2 Graven Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Town and Wretchwick deserted medieval settlement. There are two national monument records on the site, near the summit of Graven Hill²⁰.</p> <p>Any development of the 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	+	+	+	<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. 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.</p>	<p>Mitigation: 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. 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>
14. To reduce waste	?	?	?	<p>The effect of the site will depend on implementation. The site is</p>	<p>Enhancement: ensure sustainable waste</p>

²⁰ English Heritage data set

Table C2 Bicester 2 Graven Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generation and disposal, and achieve the sustainable management of waste.				partially comprised of previously developed land; however, development of the site is likely to increase waste generation. A uncertain impact is identified.	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 achieve sustainable water management	-	-	-	Approximately five small watercourse tributaries of Langford Brook run through the north western region of the site. There is the potential for adverse impact on water quality during and the construction and operation of any new development.	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	?	?	?	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 CO ₂ savings.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.					
18. To sustain and develop economic growth and innovation, an					

Table C2 Bicester 2 Graven Hill						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
educated/skilled workforce, and support the long term competitiveness of the District						
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	<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 advantage of the location.</p>	
<p>Summary: The site is located some 1.3 km south east of Bicester town centre. The site is owned by the Ministry of Defence and is mainly comprised of previously developed land, including some warehouse buildings, office space and some farm buildings. Langford Brook is located in the northwest corner of the site and five small tributaries are located in the north western area of the site. There is one listed building on the site, at Langford Park Farm, and two scheduled monuments are located within 500 m of the site boundary; Alchester Roman Town to the west and Wretchwick deserted medieval settlement to the north east.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have capacity for residential and employment uses. Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth. A significant positive effect is also identified against efficiency of land use.</p> <p>Minor positive effects are identified in relation to reducing poverty and social exclusion, improving health and well being, protecting landscape and cultural heritage and encouraging a sustainable tourism sector. Minor positive effects are also identified with regards to reduction of road congestion, pollution and greenhouse emissions on account of its relative proximity to the town centre and potential to use existing rail infrastructure.</p> <p>No significant negative effects are identified for this site.</p> <p>Minor negative impact is identified in relation to conserving biodiversity due to the site being designated as a Local Wildlife site and its potential for a wide variety of protected species. However, the site is previously developed and its sensitivity to development is identified as medium low.</p>						

Table C2 Bicester 2 Graven Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Approximately five small watercourse tributaries of Langford Brook run through the north-western region of the site; therefore at this stage a minor effect is also identified with regards to improving the water quality.</p> <p>Although the site falls outside the EA flood risk areas, the presence of tributaries and their close hydrological connectivity to Langford Brook detailed modelling will be needed as part of development proposals and therefore an uncertain effect is identified at this stage regarding flood risk. Achievement of other SA objectives will also depend on the implementation of any policy for the site and uncertain impacts are identified at this stage in relation to, reducing crime and fear of crime, creating vibrant communities, promoting access to services and facilities, reducing air pollution, reducing road congestion, reducing waste generation, sustainable use of resources and increasing energy efficiency.</p> <p>Additional land commentary: If the additional area to the north and east of Langford Farm is included in the allocation, the impacts would be similar as above. However, additional features within this further site area include Langford Brook, located in the northwest corner of this additional site area, which flows in a southerly direction and land either side of it lies in Flood Zones 2 and 3. Therefore, there would be increased flood risk within the site. One of the buildings at Langford Park Farm is a listed building and there is a national monument record (Bicester military railway) located in the north west corner of this additional site area. Therefore, there would be additional impact of cultural heritage features. Most of this additional area is located within Bicester South ward, which has an existing deficiency in children’s playspace, tennis courts and allotment provision.</p>	

4 Bicester 3: South West Bicester Phase 2

The site comprises 28 ha of land immediately to the south west of Bicester north of the A4095 and south of Middleton Stoney Road. The boundary corresponds with the Options for Growth 2008 Site G and the Submission Local Plan Bicester 3. The site boundary is shown on Figure C.3.



Figure C.3: Bicester 3 South West Bicester 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.					
2. To reduce the risk of flooding and the 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 ²¹ . 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 and 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 (Vendee Drive). The site lies within Ambrosden and Chesterton ward which has existing deficiencies in children’s playspace and tennis court provision ²² . The site is not currently directly linked to any existing green infrastructure. The achievement of this objective will depend on	Enhancement: any development of this should include adequate provision of greenspace, as well as linkages to green infrastructure located off-site.

²¹ URS (March 2012) *Cherwell District Council Level 2 SFRA*

²² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				implementation. However, the site can be linked to green infrastructure within the SW Bicester Phase 1 development. The Final Draft LSCA ²³ identifies medium-high potential to provide formal and informal recreation. There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	
4. To reduce poverty and social exclusion	+	+	+	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. On the site itself, the achievement of this objective will depend on implementation. A positive effect is identified. The Final Draft LSCA (March 2013) identifies a high capacity for residential development on this site.	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 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.	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 section of the Cherwell community	?	?	?	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. Any new development on the site may result in increased traffic and noise; however, this is unlikely to be significant. An uncertain effect is identified at this stage.	Enhancement: new development should include sustainable design features including sustainable transport measures.

²³ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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 ²⁴ 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 gas emissions and ensure the District is ready for its impacts	+	+	+	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 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	+	+	+	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. 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	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.

²⁴ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				natural factors, although there may be some potential for bats and birds within the trees and buildings around Whitelands Farm ²⁵ . The development of this site would help minimise development of green field 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 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 sensitivity²⁶. 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 recreation use and low potential for woodland.</p> <p>Chesterton Conservation Area is located to the south west²⁷. 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</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>

²⁵ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁶ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁷ English Heritage data set

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	+	+	+	<p>The site has good connectivity to the strategic road network via the now completed South West Bicester perimeter road.</p> <p>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. The effect against this objective will depend on implementation; however, a minor positive effect is identified at this stage.</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.</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. However, the site is not previously developed; therefore development of 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>
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	?	?	?	<p>The achievement of this objective will depend on implementation.</p>	<p>Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.</p>
16. To increase energy efficiency, and the proportion of energy	0	0	0	<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</p>	

Table C3 Bicester 3 South West Bicester Phase 2					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generated from renewable sources in the District				local partners to raise awareness and encourage CO ₂ savings.	
17. To ensure high and stable levels of employment so 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					
19. To encourage the development of a 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.	
<p>Summary: The site is located adjacent to the SW Bicester Phase 1 development, approximately 1-2 km south west of Bicester town centre. It is not previously developed, however, there are no ecological features of interest and the landscape is assessed as being of low sensitivity. A small watercourse tributary of Langford Brook is located on the northern boundary of the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have high capacity for residential uses. Significant positive impacts are therefore identified in relation to sustainable housing.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, improving access to services and facilities, and reducing air pollution, conserving biodiversity, protecting and enhancing the landscape and historic environment and reducing road congestion,</p> <p>Significant negative impacts are identified in relation to efficiency of land use because the site comprises non-previously developed high quality (Grades 2& 3) agricultural land. Nevertheless, the Local Plan is required to plan for the growth needs of the District for at least the next 15 years on account of existing and future population needs. Satisfying all identified needs within brownfield sites is unlikely to occur and the Local Plan is likely to have to look at maximising re-</p>					

Table C3 Bicester 3 South West Bicester Phase 2					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>use of brownfield land and directing growth to the most sustainable locations . This site is adjacent to Bicester’s urban area and would not result on coalescence with surrounding settlements.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain effects are identified at this stage in relation improving health and wellbeing, reducing crime and fear of crime, creating vibrant communities, reduction of waste and improving water quality.</p> <p>Neutral effects are identified in relation to reducing flood risk, sustainable use of resources, increasing energy efficiency and promoting the tourism sector.</p>					

5 Bicester 4: Bicester Business Park

The site comprises that represented within the Submission Local Plan 2013 and covers approximately 30 hectares of land on the southern edge of Bicester.

The site has planning permission for a business park including offices and a hotel (07/01106/OUT).

The site boundary is shown on Figure C.4.

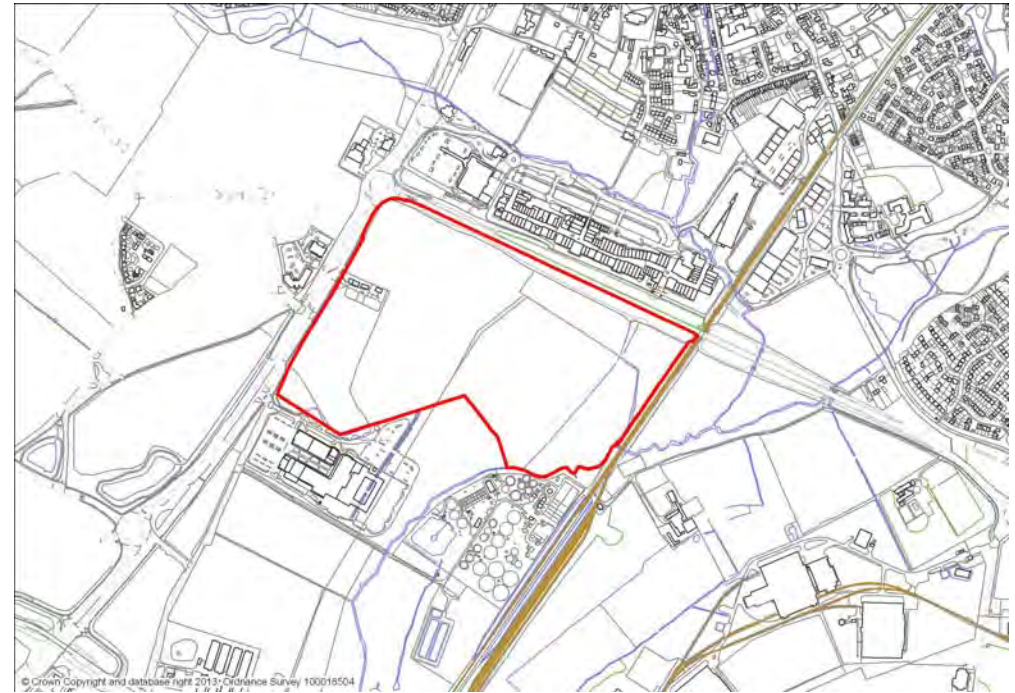


Figure C.4: Bicester 4 Bicester Business Park

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.					
2. To reduce the risk of flooding and the 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 un-named 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 ²⁸ . 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. ²⁹	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 and reduce inequalities in health	0	0	0	The site lies within Bicester Town ward, which has an existing deficiency in natural/semi-natural greenspace and children's playspace provision ³⁰ . 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 little capacity to provide for	Mitigation: any development of this should include adequate provision of greenspace.

²⁸ Environment Agency data set

²⁹ URS (March 2012) *Cherwell District Council Level 2 SFRA*

³⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>formal and informal outdoor recreational use. The capacity for recreational use is therefore considered to be low³¹.</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. A neutral effect is identified.</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 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	?	?	?	<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. Its impact will depend on implementation and therefore an</p>	<p>Enhancement: development should promote sustainable design to manage potential noise and traffic impact.</p>

³¹ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Table C4 Bicester 4 Bicester Business Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
Cherwell community				uncertain effect is identified at this stage.	
7. To improve access to 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. Any new development on the site would improve accessibility to local facilities in Bicester, to the north.	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 renaissance	-	-	-	The site is currently greenfield land and covered by Grade 4 (poor quality) agricultural land ³² . 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.
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	+	+	+	There are no statutory designations on or immediately surrounding	Enhancement: Ecological surveys

³² Final Draft Bicester Environmental Baseline Report, (LDA Design, March 2012)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
enhance and create resources for the District's biodiversity				<p>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)³³.</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>	<p>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.</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 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.³⁴</p> <p>District Landscape Character: Otmoor lowlands³⁵</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</p>	<p>Enhancement: Archaeological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement 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>

³³ TVERC data set

³⁴ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁵ Cherwell District Landscape Assessment (1996)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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.³¹</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>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need to 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	?	?	?	The achievement of this objective will depend on implementation (e.g.	Enhancement: promote the use of

Table C4 Bicester 4 Bicester Business Park					
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.				Code for Sustainable Homes level required and sustainable use of resources in construction).	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. 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. The maintain and improve the water quality of the District's rivers and achieve sustainable water 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 site is currently greenfield. There is the potential for adverse impact on water quality during and the construction and operation of any new development.	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).
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	0	0	0	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 CO ₂ savings.	Enhancement: new development should promote on-site renewable energy generation and energy efficiency.
17. To ensure high					

Table C4 Bicester 4 Bicester Business Park					
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.					
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District					
19. To encourage the development of a 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.	
<p>Summary: The site is located approximately 0.5-1 km south of Bicester town centre. The A41 is located on the north east boundary of the site and the railway line is on the north west boundary. It is a not previously developed, however, there are no ecological features of interest on the site and the landscape is assessed as being of low sensitivity. 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). Flood Zones 2 and 3 associated with Langford Brook cover the south eastern area of the site. There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have capacity for employment uses. Significant positive impacts are identified in relation to provision of employment opportunities and sustaining economic growth. Minor positive effects are identified in relation to reducing poverty and social exclusion, improving access to services and facilities, reducing air pollution, conserving landscape and cultural heritage and reducing road congestion. A minor negative impact is identified in relation to efficiency of land use because the site comprises mostly non-previously developed Grade 4 (poor quality) agricultural land. Nevertheless, the Local Plan is required to plan for the growth needs of the District for at least the next 15 years on account of existing and future population needs. Satisfying all identified needs within brownfield sites is unlikely to occur and the Local Plan is likely to have to look at maximising re-</p>					

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>use of brownfield land and directing growth to the most sustainable locations . This site is adjacent to Bicester’s urban area and would not result in coalescence with surrounding settlements. Further minor negative impacts are identified with regards to maintaining water quality and reducing flood risk. Technical guidance to NPPF identifies a number of commercial uses as less vulnerable and appropriate in Flood zones 1, 2 and 3a³⁶ .</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and an uncertain effect is identified at this stage in relation to reducing crime and fear of crime, creating vibrant communities, reducing waste, sustainable use of resources and promoting the tourism sector.</p> <p>Neutral effects are identified in relation to improving health and well being, protecting biodiversity and increasing energy efficiency.</p> <p>The site has planning permission for a business park and hotel. There is potential to contribute positively to ‘a buoyant sustainable tourism sector’ but this will depend on the implementation of a hotel on site and therefore its effect is identified as uncertain at this stage.</p>					

³⁶ Table 3 of Technical Guidance to the NPPF (CLG, 2012)

6 Bicester 6: Land at Bure Place Car Park Phase 2 (Franklin's Yard)

The site covers an area of approximately 3.9 hectares in central Bicester. The site comprises Phase 2 of the Bure Place redevelopment for a food store, non-food retail, cinema, car park, servicing and other ancillary town centre uses. Phase 1 is now completed and it is anticipated that Phase 2 comprising a civic building (including library use) and public square will be completed by 2015.

The site boundary is shown on Figure C.5.

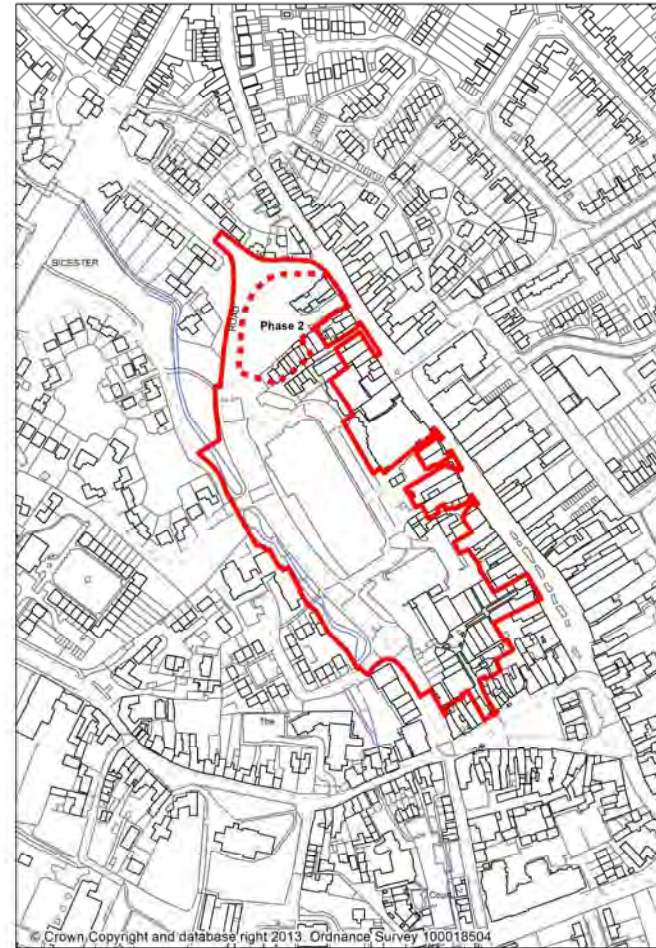


Figure C.5: Bicester 6 Land at Bure Place Car Park Phase 2

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>The River Bure flows north-west to south-east along the site's western boundary. This watercourse is canalised for much of its length but could potentially present a flood risk to the site if the channel capacity becomes exceeded resulting in bank overtopping. The River Bure itself is represented by EA Flood Zones 2 and 3; however, the majority of the site is currently shown to be located within Flood Zone 1.³⁷</p> <p>The site also contains the town brook³⁸ which passes through the site in a north west to south east direction.</p> <p>A section of the River Bure has been realigned to address the potential of flood risk and therefore a neutral effect is identified for Bure Place Phase 2.</p>	<p>Enhancement: 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 within the SFRA 2 that development does not encroach within a minimum of 8 m of the watercourse banks. New development should incorporate sustainable drainage. Development must be subject to a Flood Risk Assessment.</p>
3. To improve the health and	0	0	0	The site lies within Bicester Town ward. Bicester Town ward has an	Enhancement: any development

³⁷ EA flood risk mapping http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=Bicester&lang=_e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&submit.x=0&submit.y=0#x=458402&y=22426&lg=1,&scale=11

³⁸ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
well being of the population and reduce inequalities in health				existing deficiency in natural/semi-natural greenspace and children’s playspace provision. The Final Draft LSCA ³⁹ identifies medium-low potential for formal and informal recreation. Bicester 6 consists of provision of a civic building and public square as Phase 2 of Bure Place’s redevelopment. There may be potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	of this should include adequate provision of greenspace.
4. To reduce poverty and social exclusion	+	+	+	The site is located in Bicester town centre, and therefore any regeneration of the town centre would create new facilities in a location that can be easily accessed by public transport, helping to reduce poverty and social exclusion	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing, and new sport and recreation opportunities.
5. To reduce crime and disorder and the fear of crime.	+	+	+	The site is located in Bicester town centre; therefore its regeneration 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 section of the Cherwell community	++	++	++	Development of the site would provide the opportunity to improve residential amenity and sense of place and improve satisfaction of people with their neighbourhoods.	Enhancement: Include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.

³⁹ Neutral effects are identified in relation to improving health and well being, protecting biodiversity and increasing energy efficiency.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
7. To improve accessibility to all services and facilities	++	++	++	The site is in a highly accessible location and result on improved facilities. Redevelopment should help improve connectivity within the town centre.	
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 lies entirely within the existing town centre, and is all previously developed. Therefore, development would encourage urban renewal. It is unlikely that uses other than public services and improvements to the public realm will take place as part of Phase 2 of Bure Place development	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	There is no AQMA within Bicester. 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. In addition, the site is equidistant between Bicester North and Bicester Town train stations, which are approximately 500 m away from the northern and southern site boundaries.	Enhancement: promote the inclusion of energy efficiency measures.
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	There is limited opportunity to conserve and enhance biodiversity on the site, which is currently built up. However, Development of this site would reduce the pressure of green field development and development on sites of greater landscape and visual sensitivity.	Enhancement: development to incorporate planting and landscaping to encourage biodiversity.
11. To protect, enhance and	+	+	+	The site is located within Natural England National Character Area	Enhancement: Archaeological

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
make accessible for enjoyment, the District's countryside and historic environment				<p>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.⁴⁰</p> <p>District Landscape Character: Otmoor lowlands⁴¹</p> <p>The site lies mostly adjacent to the Bicester Town Conservation Area with small parts lying within the boundary. There is an absence of natural vegetation within the site area apart from some mature trees located within the amenity grassland area alongside the town brook. Due to the recent construction works on the town brook and the recent completion of phase 1 of large scale redevelopment of part of the town centre (to include retail units, a food superstore, bus interchange and leisure complex), the value of natural factors within the site area is considered to be low.</p> <p>The ongoing development has resulted in almost all historical references within the area being lost and a somewhat sterile environment created. The site has a low cultural sensitivity.³³</p> <p>As a result the site is assessed as having low landscape sensitivity and medium to high visual sensitivity. The general capacity for development is assessed as being medium to high but with low capacity for residential use due to the existing mixed use leisure and retail development and high capacity for commercial use being located in the town centre. The site has low capacity for outdoor recreation and woodland (Final Draft LSCA 2013),</p> <p>A minor positive effect is identified due to the developed nature of the site, the absence of vegetation and low cultural value. Development of</p>	surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures and address the historic environment records on site and those in surrounding areas.

⁴⁰ WYG (2013) *Bicester Landscape Sensitivity and Capacity Assessment*

⁴¹ Cherwell District Landscape Assessment (1996)

Table C5 Bicester 6: Land at Bure Place Car Park Phase 2 (Franklin's Yard)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				this site would reduce the pressure of green field development and development on sites of greater landscape and visual sensitivity.	
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 on the site of an existing car park within Bicester town centre. Development in this location may help to reduce road congestion and provide improved connectivity/accessibility. It may also facilitate development of enable sustainable transport modes such as walking, cycling and public transport.	Enhancement: ensure that new development includes sustainable transport links.
13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	0	0	The achievement of this objective will depend on implementation (e.g. 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.	0	0	0	The achievement of this objective will depend on implementation of any development on the site. However, the redevelopment of this town centre site is unlikely to result on significant waste generation and disposal.	Enhancement: ensure sustainable waste management on the site, promoting waste recovery and recycling, and reduction of hazardous waste.
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	The River Bure flows north-west to south-east along the site's western boundary. The site also contains the town brook which passes through the site in a north west to south east direction. A new channel alignment of the River Bure was completed in 2011 following a FRA, including a ground investigation and hydraulic analysis to test the impact of the proposals. A neutral effect is identified.	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	0	0	0	The achievement of this objective would depend on implementation of	Enhancement: new development

Table C5 Bicester 6: Land at Bure Place Car Park Phase 2 (Franklin's Yard)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
efficiency, and the proportion of energy generated from renewable sources in the District				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 CO ₂ savings. However, the redevelopment of this town centre site is unlikely to result on significant energy efficiency other than that achieved through sustainable construction of buildings.	should promote energy efficiency where possible.
17. To ensure high and stable levels of employment so 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					
19. To encourage the development of a 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 Bicester area.
Summary: The site is located within Bicester town centre on the site of an existing car park. The River Bure flows north-west to south-east along the site's western boundary and is canalised for much of its length. The majority of the site is currently shown to be located within Flood Zone 1. The site lies adjacent to the Bicester Town Conservation Area and comprises provision of civic building and public square as Phase 2 of Land at Bure Place Car Park. Phase 1 is					

Table C5 Bicester 6: Land at Bure Place Car Park Phase 2 (Franklin's Yard)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>now completed.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have high capacity for employment uses. Significant positive impacts are identified in relation to provision of employment opportunities and sustaining economic growth. Significant positive impacts are also identified in relation to creating and sustaining vibrant communities, improving access to services and facilities, and efficiency of land use.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, reducing crime and fear of crime, conserving and enhancing biodiversity, countryside and cultural heritage, reducing air pollution, reducing road congestion and encouraging the tourism sector.</p> <p>No significant or minor negative effects are identified.</p> <p>Neutral effects are identified against improving health and well being of the population, reduce consumption of resource, maintain and improve water quality, reduction of waste and increasing energy efficiency.</p> <p>The new channel alignment of the River Bure was completed in 2011 and was informed by a FRA, ground investigation and hydraulic analysis to test the impact of the proposals. Therefore, a neutral effect is identified in relation to flood risk and maintaining and improving the quality of rivers and achieve sustainable water management.</p> <p>An unknown effect is identified in relation to resource consumption as this will depend on implementation.</p>	

7 Bicester 8: Former RAF Bicester

The site occupies an area of approximately 144 hectares on the northern edge of Bicester and is currently mostly used as an airfield. The site was identified in the Options for Growth 2008 as site B and corresponds with the boundary identified in the Submission Local Plan 2013. The site is currently used by the Bicester Gliding Club.

The site boundary is shown on Figure C.6.

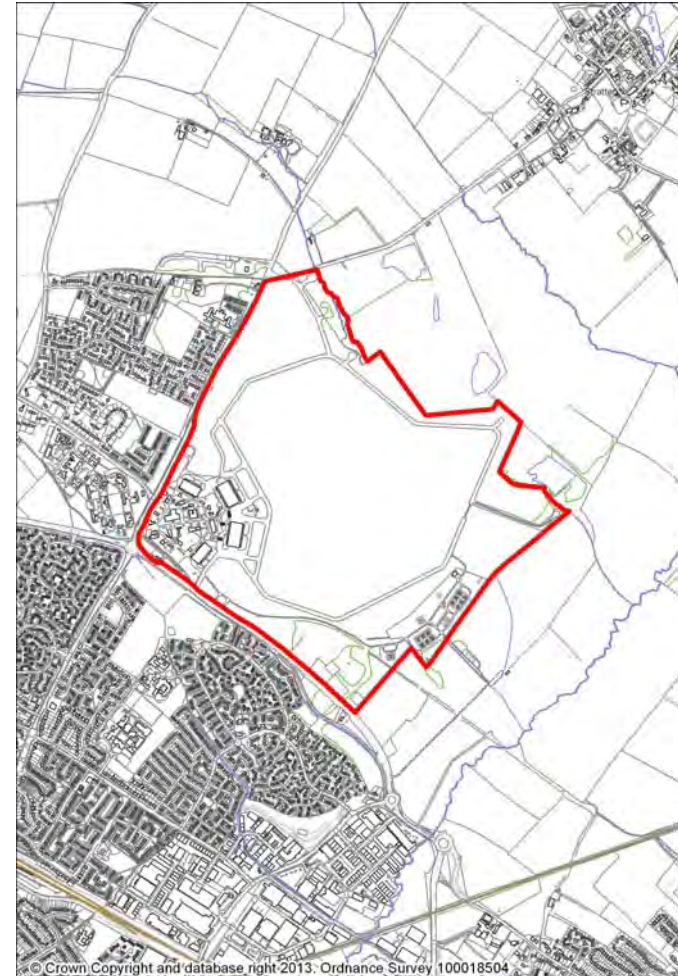


Figure C.6: Bicester 8 RAF Bicester

Table C6 Bicester 8 Former RAF 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.					
2. To reduce the risk of flooding and the 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 and 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 ⁴² . 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. ⁴³ There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the east.
4. To reduce poverty and social exclusion	0	0	0	The Final Draft LSCA, indicates that there is low landscape 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; the achievement	

⁴² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴³ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

Table C6 Bicester 8 Former RAF Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				of this objective will depend on implementation	
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 behaviour⁴⁴.</p> <p>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>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. However, development of this site will provide public access to heritage assets.</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 constraint uses on site. However, some commercial development linked to a heritage development scheme could increase accessibility to services and facilities.</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing, as well as sustainable design to manage potential noise and traffic impact
7. To improve accessibility to all services and facilities	+	+	+	The site is located approximately 1.5 km north of Bicester town centre and there is currently no public access to the site. It	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its

⁴⁴ WYG (March 2013) *Landscape Sensitivity and Capacity Assessment; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				lies in close proximity to existing residential development. .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.	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 development 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 resources for the District's biodiversity	-	-	-	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 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 birds ⁴⁵ .	Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the Site of taking it forward, notably to badgers, barn owls, bats, reptiles, amphibians including Great Crested Newts and geodiversity.

⁴⁵ Thames Valley Environmental Records Centre data set

Table C6 Bicester 8 Former RAF Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				The Final Draft LSCA considers the site's ecological sensitivity to future redevelopment to be medium/low.	
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 Land 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 this site and would make heritage assets more accessible to the public.</p>	Enhancement: ensure protection, enhancement and restoration of the site's cultural and heritage assets, and promote accessibility.

Table C6 Bicester 8 Former RAF Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Nevertheless, the effect on this objective would depend on implementation.	
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 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 . 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. With regards to service vehicles that could access the site, access should be possible from the perimeter road, avoiding the town centre.	Mitigation: development proposals should include a sustainable travel plan.
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. 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.	0	0	0	The achievement of this objective will depend on implementation of any development on the site.	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 achieve sustainable	0	0	0	No watercourses are located within the site boundary; however, a small ordinary watercourse borders the north eastern edge of the site. Although, the achievement of this	Enhancement: ensure implementation of SUDS measures to ensure surface water run-off rates are

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
water management				objective would depend on implementation, any potential effects are unlikely to be significant.	not increased.
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	0	0	0	No Energy Strategy has been undertaken; therefore it is not possible to conclude what measures may be feasible for the site. The achievement of this objective would depend on implementation. 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.	
17. To ensure high and stable levels of employment so 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					
19. To encourage the development of a 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	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Table C6 Bicester 8 Former RAF Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				and there is some potential to enhance recreational footpaths.	
<p>Summary: The site is located approximately 1.5 km north of Bicester town centre and is previously used by the RAF. There are aviation storage sheds and smaller scale office type buildings on the site. It is covered by Grade 3 agricultural land and it lies with Flood Zone 1. 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 been put forward as a proposed Local Wildlife Site, which would cover the entire site. Existing use of site is in conflict with conservation and enhancement of biodiversity. The RAF Conservation Area covers the entire site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031. However, this site has shown to have low capacity for residential uses but some capacity for commercial uses in the western area of the site. The site could contribute to the achievement of SA objectives on employment provision and economic growth.</p> <p>No significant effects, either positive or negative are currently identified for this site. However, securing a conservation led scheme for the development of this site would ensure the long term viability of heritage assets on site, and depending on implementation, could result on a significant positive effect in relation to protecting, enhancing and making accessible for enjoyment, the District’s countryside and historic environment</p> <p>Minor positive impacts are identified in relation to improve health and well being, reducing crime and fear of crime, creating and sustaining vibrant communities and engaging cultural activity, improving access to services and facilities, reduce road congestion, pollution and green house emissions, efficiency of land use, and encourage sustainable tourism sector.</p> <p>Minor negative impacts are identified in relation to conserving biodiversity.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and an uncertain effect is identified at this stage in relation to improving health and well-being of the population, conserving countryside and cultural heritage, and reducing resource consumption.</p> <p>Neutral effects are identified against reducing flood risk, consumption of resource, reduction of waste, water quality and increasing energy efficiency. A neutral effect is also identified in relation to reducing poverty and social exclusion due to the site’s low landscape capacity for residential and employment development. Although there is potential for some commercial use and links to skills development, there is no significant direct impact on this objective and the achievement of this objective will depend on implementation.</p>					

8 Bicester 10: Bicester Gateway

The site occupies an area of approximately 15 hectares to the south of Bicester, and west of Graven Hill. The site area corresponds to that identified in the Submission Local Plan for Bicester 10.

The site boundary is shown on Figure C.7.

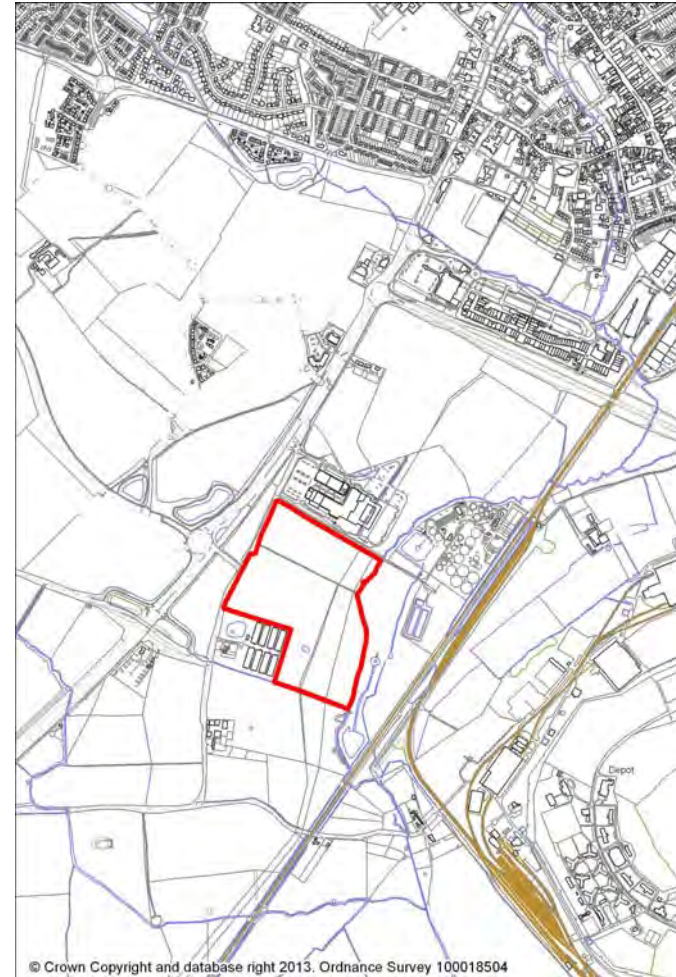


Figure C.7: Bicester 10 Bicester Gateway

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.					
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	-	-	-	Langford Brook, an upstream reach of the River Ray, flows southwards along the eastern boundary of the site. EA Flood Zones 2 and 3 for Langford Brook cover the majority of the site (eastern portion). The remaining western region of the site is currently shown to be located within Flood Zone 1. A drain/ordinary watercourse is located along the southern boundary of the site, and a further drain is located to the north of the site. These could potentially present a flood risk to the site if their channel capacity becomes exceeded resulting in bank overtopping ⁴⁶ .	Mitigation: ensure recommendations contained in the SFRA 2 Addendum are observed. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well-being of the population and reduce inequalities in health	+	+	+	The site lies within Ambrosden and Chesterton ward. Ambrosden and Chesterton has existing deficiencies in children's playspace and tennis court provision ⁴⁷ . However, children's play space is unlikely to be provided as part of a non residential scheme. National Cycle Route 51 passes along the western boundary of the site ⁴⁸ .	Enhancement: new development should ensure adequate provision of greenspace.

⁴⁶ URS (September 2012) Cherwell District Council Level 2 SFRA

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

⁴⁸ Sustrans data set

Table C7 Bicester 10 Bicester Gateway					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>The capacity to accommodate recreational development is considered medium⁴⁹.</p> <p>There is the potential to improve health and well-being of the population by promoting the cycle route to the site and through provision of recreational development; the extent of the contribution to this objective will depend upon implementation.</p>	
4. To reduce poverty and social exclusion	+	+	+	<p>The Final Draft LSCA indicates the site has a medium-high capacity for commercial or light industrial uses whilst capacity for residential uses is low. Provision of employment could help address poverty depending on implementation particularly if linked to development of local skills when appropriate.</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 inevitably 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 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. The effect will depend on the development proposals and therefore its impact is considered uncertain at this stage.</p>	<p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact.</p>
7. To improve accessibility	+	+	+	<p>The site is currently accessible by means of National Cycle</p>	<p>Enhancement: development should ensure</p>

⁴⁹ WYG (March 2013) Bicester Landscape Sensitivity and Capacity Study; Final Draft

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
to all services and facilities				Route 51 ⁴⁵ . It is located some 1.5 - 2km from Bicester town centre 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. A minor positive effect is identified.	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	-	-	-	The site is predominantly occupied by open grassland and Grade 4 (poor quality) agricultural farmland and is not previously developed; the site is located to the south of Bicester Avenue Garden Centre, south west of the Sewage treatment works and north of Wendlebury Farm. The site is relatively contained by existing development to the north, east and south. A	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	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. Therefore, a minor positive impact is identified.	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	-	-	-	Approximately half of the site is a District Wildlife Site ⁵⁰ (Promised-land Farm). The site also potentially serves as a resource for the Bicester Wetland Reserve. Due to the	Mitigation: ensure protection and enhancement of key habitats and species

⁵⁰ LDA Design (March 2013) *Bicester Environmental Baseline Report*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
biodiversity				<p>associations with surrounding designations and District Wildlife Site within the site area, the site is valued as medium – low sensitivity.⁵¹</p> <p>A minor negative impact is identified at this stage due to the existing District Wildlife Site designation on the site.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	?	?	?	<p>The site area comprises three fields bound to the north by a garden centre/out of town shopping complex, to the east by Wendlebury Road, the south by Wendlebury Farm and the east by a tree-lined stream. The combined landscape sensitivity for the site is medium – low, due to the relatively large fields, lack of natural features and lack of varied land cover.⁴⁹</p> <p>The western region of the site has been identified as having cultural heritage value (formerly an Iron Age-Romano British Settlement. In addition, Alchester Roman site, which is a Scheduled Ancient Monument, lies immediately south of the site⁵².</p> <p>The site is assessed as having medium to high capacity for development overall as development would have limited landscape impact or visual intrusion on the surrounding areas. However the site has low capacity for residential use due to the location of the site and surrounding land uses, with medium to high capacity for employment development, medium capacity for recreation use, and medium to low</p>	<p>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.</p> <p>Existing site boundaries including the mature deciduous trees along the east and south of the site should be protected and enhanced.</p>

⁵¹ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Assessment; Final Draft*

⁵² English Heritage data set

Table C7 Bicester 10 Bicester Gateway					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				capacity for woodland. Impacts would depend on implementation; therefore, an uncertain 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 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.	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. 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 achievement of this objective will depend on implementation of any development on the site. However, the site is not previously developed; therefore development on the site is likely to increase 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 achieve sustainable water	-	-	-	Langford Brook flows southwards along the eastern boundary of the site and EA Flood Zones 2 and 3 for Langford Brook cover the majority of the site (eastern portion). The remaining western region of the site is located within Flood Zone 1;	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

Table C7 Bicester 10 Bicester Gateway					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
management				however, a drain/ordinary watercourse is located along the southern boundary of the site, and a further drain is located to the north of the site. These could potentially present a flood risk to the site if their channel capacity becomes exceeded resulting in bank overtopping ⁵³ .	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	0	0	0	The achievement of this objective would depend on implementation of any new development on the site. The capacity of the site for energy generation is likely to be constrained by the flood risk in the eastern portion of 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 CO ₂ savings.	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.					
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the					

⁵³ URS (September 2012) *Cherwell District Council Level 2 SFRA*

Table C7 Bicester 10 Bicester Gateway					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
District					
19. To encourage the development of a 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.	
<p>Summary: The site is located approximately 1.5- 2 km south of Bicester town centre, and is not previously developed. The A41 is located close to the western site boundary, and National Cycle Route 51 runs along the minor road forming the western boundary of the site. The site is mainly located with EA Flood Zones 2 and 3, and also potentially serves as a resource for the Bicester Wetland Reserve. The southern half of the site is also a District Wildlife Site and the western area of the site has been identified as having cultural heritage value (formerly an Iron Age-Romano British Settlement).</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have capacity for employment uses. Significant positive impacts are identified in relation to provision of employment opportunities and sustaining economic growth.</p> <p>Minor positive impacts are identified in relation to improving health and well being, reducing poverty and social exclusion, improving accessibility to services and facilities; reduce air pollution and road congestion. .</p> <p>Minor negative impacts are identified in relation to reducing flood risk, conservation of biodiversity, efficiency of land use and maintaining water quality.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, creating vibrant communities, preserving landscape and cultural heritage, reducing resource consumption, and reducing waste generation.</p> <p>Neutral effects are identified in relation to increasing energy efficiency and development of tourism sector.</p>					

9 Bicester 11 North East Bicester Business Park

The site covers an area of approximately 8 hectares, on the north eastern edge of Bicester. It is located to the north and east of the A4421 and immediately south east of RAF Bicester airfield. A smaller parcel to the south east of the site has planning permission (05/01563/OUT) for B1 office use. In addition, resolution to approve (13/00372/OUT) has recently been granted for the development of a care home on a smaller area of this adjacent south eastern parcel. It is understood that a legal agreement has been offered to rescind the extant planning permission.

The site boundaries for both land parcels are shown on Figure C.8.



Figure C.8: Bicester 11 North East Bicester Business Park

Table C8 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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	There are no surface watercourses located on the site; however, Langford Brook, an upstream reach of the River Ray, lies in close proximity to the eastern boundary of the site. 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.	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. Recommendations of the Level 2 SFRA Addendum should be implemented. Development must be subject to a Flood Risk Assessment.
3. To improve the health and well being of the population and 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 playspace and allotment provision⁵⁴.</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>According to the Final Draft LSCA, 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</p>	Enhancement: any development of this site should include adequate provision of greenspace.

⁵⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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.</p> <p>The recreational capacity of the site is considered to be medium, with potential for formal recreation in the form of sport pitches. Capacity for informal recreation is lower but interconnecting footpaths with the surrounding areas could enhance existing provision in the area. There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.</p> <p>Potential positive effects relating to this objective will depend on implementation.</p>	
4. To reduce poverty and social exclusion	+	+	+	Provision of new employment and/or housing on the site would have the potential to reduce poverty and social exclusion, since the site has high capacity for employment and residential development.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing if developed for housing..
5. To reduce crime and disorder and the fear of crime.	?	?	?	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.	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 A4421 forms the south western boundary of the site and could represent a significant noise source if the site were to be developed for housing.</p> <p>In addition, the development of the site is likely to result in increased traffic and noise. The achievement of this</p>	Mitigation: development should promote sustainable design to manage potential noise and traffic impact.

Table C8 Bicester 11 North East Bicester Business Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				objective will depend on implementation.	
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 would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities. 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 is covered by a mixture of Grade4 (poor quality) agricultural land ⁵⁵ . 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 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. There is no Air Quality Management Area in Bicester. There is potential for good connectivity given the site's location and range of uses nearby; therefore, a minor positive impact is identified.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.

⁵⁵ DEFRA data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	<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 is located immediately north west of the site and a proposed new Local Wildlife site to the south east (Skimmingdish Lane Fields).</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 and, although the site is considered to have a high capacity for development; a preference is made within the LSCA for the retention of the hedgerow passing through the centre of the site⁵⁶.</p> <p>The Final Draft LSCA March 2013 considers the ecological sensitivity of the site to development to be low.</p>	Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the site.
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	-	-	-	<p>The site is located in an England National Character Area 108: Upper Thames. At County level OWLS identifies the site as being in the Wooded Estates Landscape type and at local level the site lies within the Otmoor Lowlands character area.</p> <p>The site is currently greenfield, predominantly occupied by open agricultural farmland and hedgerows. A dismantled railway line crosses a small section of the northern part of the site roughly from the north west to the south east.</p> <p>A public footpath is located on the south eastern 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>

⁵⁶ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>boundary, and a network of paths is located to the north of the site. With regards to promoting the accessibility of the countryside, the public footpaths may require to be diverted and development will result in an increased visual impact on users of the footpaths.</p> <p>According to the LSCA, the site has few aesthetic features of defined quality and few landscape elements that are noteworthy. The combined landscape sensitivity for the site is medium – low. In terms of visual sensitivity, the site is generally screened from the north west and north east and there are few surrounding sensitive receptors within the local area. There are also few key views within or through the site to external areas apart from towards Graven Hill to the south. The combined visual sensitivity for the site is low⁵⁷.</p> <p>The site does not contain any cultural heritage features apart from a field boundary which remains passing through the centre of the site. The site does provide part of the setting for the adjacent RAF Bicester Conservation Area, located immediately north of the site. The site is also in proximity to a Scheduled Ancient Monument, which lies to the north west of the site boundary (RAF Bicester; World War 2 airfield).</p> <p>The sensitivity of cultural factors is medium – low.</p> <p>The site is assessed as having high capacity for residential development and employment development in</p>	

⁵⁷ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the form of light industry/commercial, with medium to low capacity for recreation and medium to high capacity for woodland.</p> <p>Overall the site is assessed as having a minor negative impact due to the impact on public footpaths and users and the presence of the former RAF Bicester conservation area and Scheduled Ancient Monument.</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 and existing residential development is located to the west of the site. Employment development lies to the south of the A4421 to the south of the smaller south eastern parcel 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. 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	?	?	?	<p>The achievement of this objective will depend on</p>	<p>Mitigation: ensure sustainable waste</p>

Table C8 Bicester 11 North East Bicester Business Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and disposal, and achieve the sustainable management of waste.				implementation of any development on the site.	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 achieve sustainable water management	?	?	?	There are no surface watercourses on the site; however, Langford Brook lies in close proximity to the eastern boundary of the site. The Level 1 SFRA SuDS map illustrates that the site is located above a Highly Vulnerable Minor Aquifer. Achievement of this objective will depend on implementation.	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	0	0	0	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 CO ₂ savings. However, given the site's size area and surrounding constraints (conservation, ecology and floodrisk) the potential contribution of this site towards the achievement of objective 16 is unlikely to be significant.	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.					

Table C8 Bicester 11 North East Bicester Business Park					
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					
19. To encourage the development of a 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 footpath network, which may promote the location for visitors. Therefore, achievement of this objective would depend on implementation.	Enhancement: new development should enhance the existing footpath network on the site.
<p>Summary: The site is located approximately 2 km north east of Bicester town centre and is not previously developed. The site is in close proximity to residential, employment and services and facilities in north east Bicester. The A4421 forms the western site boundary. There are no surface water features on the site and no cultural heritage or landscape designations. A proposed new Local Wildlife Site (Skimmingdish Lane Fields) is located within the smaller south eastern parcel of the site, as well as an area of Flood Zones 2 and 3, which has planning permission for employment uses. Bicester Airfield Local Wildlife Site and RAF Bicester Conservation Area are located immediately north of the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have high capacity for both residential and employment uses. Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth.</p> <p>Minor positive impacts are identified in relation to improving health and well-being, reducing poverty and social exclusion, improving accessibility to services and facilities, reduce air pollution and road congestion.</p> <p>A significant negative impact is identified in relation to efficiency of land use.</p> <p>At this stage, minor negative impacts are identified in relation to protection and enhancement of countryside and historic environment due potential impact on public footpaths and users, and due to being adjacent to the RAF Conservation Area and in close proximity to SAM. However, the site’s combined landscape capacity to accommodate development is identified as low and the cultural capacity as medium low and the potential impact on these assets</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation</p>					

Table C8 Bicester 11 North East Bicester Business Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
to reducing crime and fear of crime, create and sustain vibrant communities, reduce consumption of resources, reducing waste generation, and maintaining water quality.					
Neutral effects are identified in relation to reduce risk of flooding, conservation of biodiversity, energy efficiency and development of tourism sector.					

10 Bicester 12: South East Bicester

The site lies on the south eastern edge of Bicester. It lies immediately west of Langford Village and the site of the medieval village of Wretchwick is located in the western part of the site.

The site boundary is shown on Figure C.9. The hatched area indicates the site which is represented within the Submission Local Plan 2013, while the larger site area (which also incorporates the hashed area) indicates the Options for Growth 2008 Site D, also progressed through the Local Plan by 2012 Representation Ref 231. Both sites are assessed within the table below. The larger Site D is to the south-east of Bicester between the railway line to the north and the A41 Aylesbury Road to the south and covers an area of approximately 156 ha. The smaller site area is located to the south east of the A4421 Wretchwick Way and covers an area of approximately 40 ha.

In 2013, Local Plan representation 240 continued the promotion of allocation within this area, although with a site area which differs from both Options for Growth and Submission Local Plan with an extent which falls in between the two.

When the different site areas have a different effect on an objective this is indicated under the relevant objective, otherwise the commentary and scoring apply to both site areas.

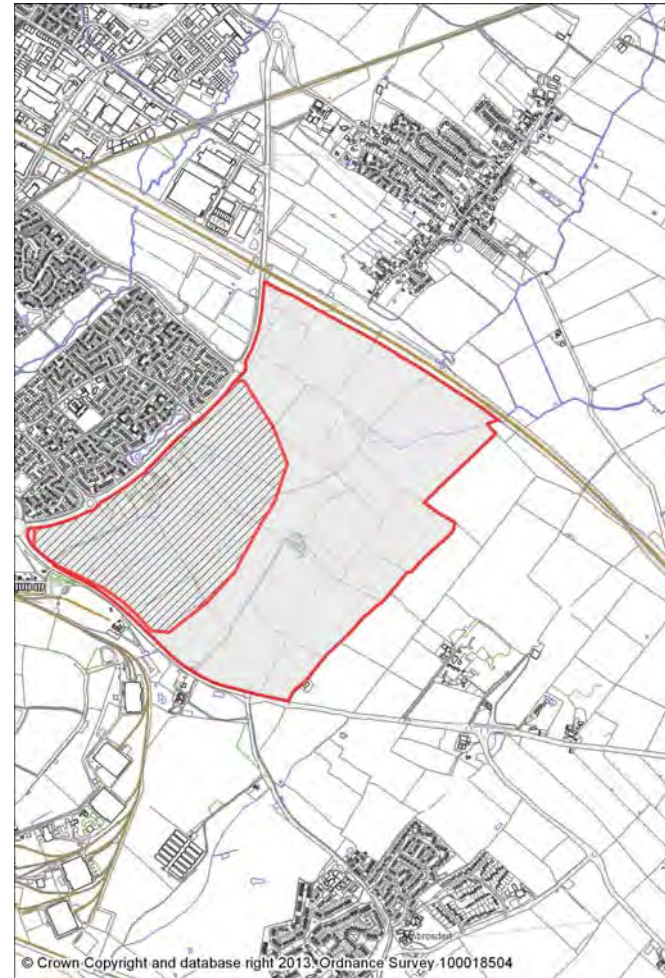


Figure C.9: Bicester 12 South East Bicester

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0 - 0	0 - 0	0 - 0	EA Flood Zones 2 and 3 cover an area of approximately 17 ha in the north east corner of the larger Options for Growth site D. The remainder of the site is currently shown to be located within Flood Zone 1. 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 north-eastern part of the Options for Growth site. The larger site D is given a minor negative impact against the achievement of this objective while the smaller site within Flood Zone 1 is considered neutral.	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 and reduce inequalities in health	+ 0	+ 0	+ 0	The Submission Local Plan site lies entirely within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision. The Options for Growth site D is also partially located within Launton ward, which has existing deficiencies in natural/semi-natural	Enhancement: any development of this site should include adequate provision of greenspace.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>greenspace, amenity open space, children’s playspace and allotment provision⁵⁸.</p> <p>National Cycle Route 51 meets the combined site boundary north of Langford village then turns northward along the western boundary of the Options for Growth site⁵⁹.</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> <p>The Final Draft LSCA indicates that the smaller site (as per allocation in Submission Local Plan) has medium capacity for informal and formal recreational development in association with the Deserted Medieval Village of Wretchwick with potential for wider accessibility. There is potential to contribute to health and well being although the extent of this will depend on implementation.</p>	
4. To reduce poverty and social exclusion	+	+	+	Provision of new housing and or employment on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential and employment development according to the LSCA 2010 and the Final Draft LSCA.	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.
5. To reduce crime and	?	?	?	The sites are currently greenfield; therefore there may	Enhancement: development should be

⁵⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁵⁹ Sustrans data set

Table C9 Bicester 12 South East Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
disorder and the fear of crime.				inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.	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 A4421 forms the north western boundary of the site and the A41 forms the southern boundary of the site. These could represent significant noise sources to any future development. However, 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 sites are 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. 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 sites are not previously developed, and are covered by Grade 4 (poor quality) agricultural land ⁶⁰ . Also on the sites is Middle Wretchwick Farm, and Little Wretchwick Farm is located on the larger Options for Growth site D. Although there may be some opportunity to re-use existing buildings; the sites are 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.

⁶⁰ DEFRA data set

Table C9 Bicester 12 South East Bicester					
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	+	+	+	The sites are currently accessible from Bicester by means of National Cycle Route 51 ⁶¹ 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 is no AQMA in the area; There is potential for good connectivity given the site's location and range of uses nearby; therefore, a minor positive impact is identified.	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 District's biodiversity	--	--	--	<p>There are no statutory designated sites on or immediately surrounding the site. However, a number of protected species records within 2 km of the site are held by TVERC. The significant species include badger, great crested newts, peregrine falcon and water vole⁶².</p> <p>A large portion of the northern part of the Options for Growth site, as well as smaller portion of the Submission Local Plan site, lies within the Ray Conservation Target Area (CTA) designated by Oxfordshire County Council⁶³. 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>A Local Wildlife Site (Gavray Drive Meadows) covers the north western corner of the Options for Growth site, and a further Local Wildlife Site (Meadows NW of Blackthorn Hill) is located</p>	Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.

⁶¹ Sustrans data set

⁶² WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

⁶³ Oxfordshire County Council data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>immediately east of the Options for Growth site (at further distance from the Local Plan site boundary).</p> <p>The northern section of both sites contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.⁶⁴</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. Although both sites are scored double negative, the Options for Growth Site D would have the greater direct impact on the objective given to a greater area affecting the CTA and its impact on 2 Local Wildlife Sites.</p> <p>The Final Draft LSCA considers the ecological sensitivity of the smaller site (as per allocation in Submission Local Plan) to be medium/low. Although there is potential for the identified capacity of the smaller site to be addressed through implementation, the impact at this stage is identified as major negative.</p>	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment	-	-	-	<p>Two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, are located in the western area of the sites, associated with the site of Wretchwick medieval settlement⁶⁵.</p> <p>The sites are 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</p>	<p>Mitigation: ensure that archaeological features are preserved and, where possible, enhanced via interpretation and public access where this is compatible with their conservation.</p> <p>Green infrastructure links should be protected or enhanced.</p>

⁶⁴ TVERC data set

⁶⁵ English Heritage data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Landscape Type. At a local level, CDLA identifies the site as being located within the Otmoor Lowlands character area⁵².</p> <p>The landscape quality varies throughout the area with the agricultural land being of average condition. The areas around Middle Wretchwick Farm are of higher landscape quality; however, the presence of the adjacent road detracts from the overall quality. The site has a medium landscape quality and condition. The general visual sensitivity of the site is medium – low due to a combination of the views into and out of the site and the degree of vegetation located along the boundary with the A4421 and field boundaries within the site⁵⁷.</p> <p>The 2010 LSCA assessed the larger site area (D) as having high capacity for development other than those areas of ecological and archaeological value, with high capacity for recreation use and low capacity for woodland.</p> <p>The LSCA 2013 assessed the smaller site contained in the submission plan as having medium to high capacity for residential development excluding the area of the Scheduled Monument, with medium to high potential for employment located away from the Scheduled Monument. The site was assessed as having medium capacity for recreation and woodland.</p> <p>Any development on the sites would have either a direct impact on the integrity of the scheduled monuments, or an indirect impact on their setting. Although potential capacity for development has been identified for both site areas this would depend on implementation and a minor negative impact is identified at this stage.</p>	
12. To reduce road	+	+	+	The site is currently accessible by means of National Cycle	Enhancement: development should

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				Route 51 ⁶⁶ 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.	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. 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 achievement of this objective will depend on implementation of any development on the site.	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 achieve sustainable water	0	0	0	A substantial area of flood risk is located in the northern area of the Options for Growth site, as detailed above. This is associated with a small un-named watercourse flowing in a south westerly direction through the site.	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.
	-	-	-		

⁶⁶ Sustrans data set

Table C9 Bicester 12 South East Bicester						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
management				Any development on the site may have an adverse impact on water quality; however, it may provide the opportunity to reduce areas susceptible to surface water on the site. A negative effect is identified in relation to Options for Growth Site D and a neutral in relation to the smaller parcel.		
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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 CO ₂ savings.	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.						
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District						
19. To encourage the	0	0	0	There is some potential to enhance the cultural heritage	Enhancement: new development	

Table C9 Bicester 12 South East Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
development of a buoyant, sustainable tourism sector				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 the development of these sites on their own would significantly enhance the tourism sector. A neutral effect is identified.	should seek to include visitor attractions, including cultural heritage.
<p>Summary: The site/s is located approximately 1 km west of Bicester town centre and railway station. With the exception of two farms and it mostly is not previously developed. The A4421 forms the western site boundary and the A41 forms the southern site boundary. The site is in close proximity to existing residential, employment and services and facilities in the north east and eastern part of the town. The site/s fall within EA's Flood Zone 1. A smaller portion of the Submission Local Plan site, lies within the Ray Conservation Target Area (CTA). The northern section of both sites contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and these sites are shown to have capacity for residential and employment uses. Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth.</p> <p>Site D: Site D is to the south-east of Bicester between the railway line to the north and the A41 Aylesbury Road to the south and covers an area of approximately 156 ha.</p> <p>An un-named watercourse flows in a south westerly direction through the site D. The northern area of the site is covered by EA Flood Zones 2 and 3. A Local Wildlife Site is located in the north-western corner of the site, two scheduled monuments are located in the western part of the site.</p> <p>A large portion of the northern part of the Options for Growth site lies within the Ray Conservation Target Area (CTA) designated by Oxfordshire County Council. 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>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 site (at further distance from the Submission Local Plan site boundary).</p> <p>The northern section of both sites contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.</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.</p>					

Table C9 Bicester 12 South East Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Smaller site area identified as part of the Submission Local Plan 2013: he smaller site area is located to the south east of the A4421 Wretchwick Way and covers an area of approximately 40 ha. Two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, are located in the middle of the site, associated with the site of Wretchwick medieval settlement.</p> <p>Sustainability Appraisal of both Sites: A significant negative impact is identified in relation to efficiency of land use because the sites comprise non-previously developed agricultural land. Nevertheless, the Local Plan is required to plan for the growth needs of the District for at least the next 15 years on account of existing and future population needs. All identified needs cannot be provided for within brownfield and the Local Plan is likely to have to look at maximising re-use of brownfield land and directing growth to the most sustainable locations. These sites are adjacent to Bicester's urban area and would not result on coalescence with surrounding settlements.</p> <p>A significant negative impact is also identified in relation to conserving biodiversity. Although the Options for Growth Site D would have the greater direct impact on the objective, given its greater area affecting the CTA and its impact on 2 Local Wildlife Sites, any development may result in a loss of the Local Wildlife Site and BAP priority habitats. The Final Draft LSCA considers the ecological sensitivity of the smaller site (as per allocation in Submission Local Plan) to be medium/low. Although, there is potential for the identified capacity of the smaller site to be addressed through implementation the impact at this stage is identified as double negative. Therefore a significant negative impact is identified for both sites at this stage.</p> <p>A minor negative impact is identified in relation to protection of landscape and cultural heritage for both sites due to potential negative impact on heritage assets. Although potential capacity for development has been identified for both site areas this would depend on implementation and a minor negative impact is identified at this stage.</p> <p>Minor negative impacts are identified for the larger site D in relation to risk of flooding and water quality due to the area of flood risk located in the northern area of site D associated with a small un-named watercourse flowing in a south westerly direction through the site.</p> <p>Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth. Although a greater site area could mean a greater potential to contribute to these objectives, the capacity of the sites is likely to be guided by environmental constraints.</p> <p>A minor positive impact is identified in relation to improving health and well being, reducing poverty and social exclusion, improving access to services and facilities, reducing pollution and road congestion.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site (reducing crime and fear of crime, creating sustainable communities, reduce resource consumption, reduction of waste and energy efficiency). In these cases the effects of are identified as uncertain and when relevant the scoring identifies whether there are potential negative or positive effects, which could be dealt with adequate enhancements and mitigation measures.</p> <p>Neutral effects are identified in relation to sustainable tourism. However, there is some potential to the location for visitors if linked to the Wretchwick medieval village as well as the footpath network on site.</p>					

Table C9 Bicester 12 South East Bicester					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Neutral effects are also identified <u>for the smaller site area</u> in relation to risk of flooding and water quality.</p> <p>With regard to the difference between the Options for Growth 2008 site D and the smaller Submission Local Plan site within it, there may be a lesser impact on biodiversity from only allocating the smaller site for development, as this would not encroach into any Local Wildlife Site. In addition, the smaller site does not contain any area within Flood Zones 2 and 3 and is less susceptible to flooding from surface water run-off.</p>					

11 BIC 5: South and West of Caversfield

The site is that represented by the Options for Growth Site K and covers an area of approximately 37 hectares between Carversfield and the northern edge of Bicester.

The site boundary is shown on Figure C.10.



Figure C.10: BIC 5 South and West of Caversfield

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.					
2. To reduce the risk of flooding and the 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 ⁶⁷ .	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 and 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 ⁶⁸ . The site has a moderate capacity to accept plying fields and high capacity to accept informal recreation or woodland according to the LSCA 2010. There is potential to contribute to the improvement of health and well being but its extent will depend on implementation.	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north.
4. To reduce poverty and social exclusion	?	?	?	The site has moderate capacity (LSCA 2010) for residential development in the two triangle to south of the site provided this did not adversely affect the setting of the Conservation Area and stopped short of the corner at Home Farm to maintain a buffer	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. Enhancement: Consider the impact

⁶⁷ Environment Agency data set

⁶⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C10 BIC 5 South and West of Caversfield					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				around the hamlet of Caversfield. The 2010 LSCA also indicates that it may form an emergency landing for aircraft using RAF Bicester. The achievement of this objective will depend on implementation.	of development on this site on RAF Bicester.
5. To reduce crime and disorder and the fear of crime.	?	?	?	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.	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 A40 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. However, the achievement of this objective will largely 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 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. The capacity of the site to accommodate development is constrained by the need to maintain a buffer with Caversfield and therefore the achievement of this objective will largely depend on implementation.	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	--	--	--	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	Mitigation: existing buildings should be re-used where possible.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
re-use of materials from buildings, and encouraging urban renaissance				moderate) agricultural land, with an area of non agricultural land in its north eastern corner ⁶⁹ . Although there may be some potential to re-use existing buildings, the site is primarily greenfield and 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 km from Bicester town centre; The capacity of the site to accommodate development is constrained by the need to maintain a buffer with Caversfield and therefore the achievement of this objective will largely 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	0	0	0	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.	Enhancement: ensure protection and enhancement of the area of BAP priority habitat on site.
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 107: Cotswolds. County Landscape Character: Wooded Estatelands ⁷⁰ . District Landscape Character: Oxfordshire Estate Farmlands ⁷¹	Mitigation: Ensure development is limited to the areas identified as having capacity to accept new development.

⁶⁹ DEFRA data set⁷⁰ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)⁷¹ Cherwell District Landscape Assessment, 1996

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<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.</p> <p>The LSCA (2010) 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 moderate capacity to accept residential development in the two triangles of land 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. The northern portion of the site is considered to have low capacity to accept development. It also assessed the site as having high capacity for informal recreation and woodland.</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.⁷²</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>	

⁷² Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Study*

Table C10 BIC 5 South and West of Caversfield						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
				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.		
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 1.5 km north of Bicester town centre and relatively distant from existing schools, supermarkets and employment areas.	Mitigation: ensure provision 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. 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 achievement of this objective will depend on implementation of any development on the site. However, the site is not previously developed; therefore development on the site is likely to increase 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 achieve sustainable water management	0	0	0	There are no surface watercourses located on the site; the achievement of this objective will depend on implementation.	Enhancement: ensure implementation of SUDS measures to restrict surface water run-off to greenfield rates.	

Table C10 BIC 5 South and West of Caversfield						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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 CO ₂ savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.	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.						
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District						
19. To encourage the development of a 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.		
Summary: The site lies to the south and west of the existing village of Caversfield, and on the northern edge of Bicester. 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 mainly covered by Grade 3 (good to moderate) agricultural land. There are no surface watercourses on site and no designations						

Table C10 BIC 5 South and West of Caversfield					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>within 500m of the site boundary. It should be noted that the site has a connection to RAF Bicester in that it may form an emergency landing area for aircraft using RAF Bicester and this may have a bearing on the capacity of the site to be developed.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031. The capacity of this site to contribute towards provision of sustainable housing, provision of employment opportunities and sustaining economic growth would depend on implementation due to the need to avoid coalescence with the settlement of Caversfield.</p> <p>Significant negative impacts are identified in relation to efficiency of land use and protecting and enhancing the District's countryside and historic environment. Development of this site will result in the coalescence of Bicester and Caversfield and lead to the loss of Caversfield's identity, as stated in the 2008 Options for Growth Supporting Report. Following the identification of Northwest Bicester as an eco-town in 2009 the importance of this gap it is even more relevant to the setting of Caversfield and the prevention of coalescence between the former DLO Caversfield site and the existing and planned urban edges of Bicester.</p> <p>No significant positive impacts are identified.</p> <p>A minor positive is identified in relation to improving health and well-being,</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing poverty and social exclusion, reducing crime and fear of crime, creating vibrant communities, improving accessibility to all services and facilities, reducing air pollution and road congestion, reducing resource consumption, increasing energy efficiency and reducing waste generation.</p> <p>Neutral effects are identified with regards to reducing flood risk, conserving and enhancing biodiversity, water quality, and sustainable tourism.</p> <p>Site rejected at Options for Growth 2008 stage for the following reason: 'The scale involved in accommodating a strategic development site in this area would result in the coalescence of Bicester with Caversfield and lead to the loss of Caversfield's identity.'</p>					

12 BIC 7: Dymocks Farm/North of Caversfield

The site is that represented by Options for Growth Site A and comprises some 50 hectares of land immediately to the north of Caversfield village and it is assessed as an extension to the village rather than as an extension to Bicester.

The site boundary is shown in Figure C.11.



Figure C.11: BIC 7 Dymocks Farm

Table C11 BIC 7 Dymocks Farm/North of Caversfield					
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.					
2. To reduce the risk of flooding and the 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 and reduce inequalities in health	0	0	0	<p>The site lies within Caversfield ward, which has an existing deficiency in children's playspace, tennis courts and allotments⁷³.</p> <p>The LSCA (2010) indicated that the site has a high capacity to accept playing fields, and a high capacity to accept informal recreation or woodland. A footpath follows the northern boundary of the site.</p> <p>However the site has little scope for providing green infrastructure.⁷⁴</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. A neutral effect has been identified.</p>	Enhancement: new development should include adequate provision of greenspace.

⁷³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁷⁴ Halcrow (2010) *Cherwell District Landscape Sensitivity and Capacity Study*

Table C11 BIC 7 Dymocks Farm/North of Caversfield						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
4. To reduce poverty and social exclusion	0	0	0	The 2010 LSCA indicates the site has high capacity to accept built development but it also notes that it may form an emergency landing for aircraft using RAF Bicester. The site is poorly related to Bicester and development there is likely to serve localised needs at Caversfield.	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 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 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 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..	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-being.	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the	--	--	--	The site is currently greenfield and is located on Grade 3 (good to moderate) agricultural land. Therefore, this objective is not achievable.		

Table C11 BIC 7 Dymocks Farm/North of Caversfield					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
re-use of materials from buildings, and encouraging urban renaissance					
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. Therefore, it is relatively distant from existing services and facilities and would be unlikely to promote sustainable transport patterns.	Mitigation: ensure generation of energy from on-site renewable energy technologies
10. To conserve and enhance and create resources for the District's biodiversity	0	0	0	The site does not impact on any designated habitats or sites and there are no records of species presence within the site ⁷⁵ .	
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 108: Upper Thames Clay Vales County Landscape Character: Wooded Estatelands ⁷⁶ District Landscape Character: Oxfordshire Estate Farmlands ³⁴ The site comprises a mixture of arable and pasture land divided by managed hedges and some trees. A former timber yard is	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.

⁷⁵ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Assessment*

⁷⁶ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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.</p> <p>The LSCA 2010 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. It is noted that the site may form an emergency landing area for aircraft using RAF Bicester; this may need to be considered as a constraint. An Area of High Landscape Value is located immediately north of the site.⁷⁷</p> <p>Impacts would depend on implementation; therefore, an uncertain impact is identified.</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 to the north of Caversfield village and approximately 2 km from the northern edge of Bicester. Therefore, it is relatively distant from existing services and facilities and would be unlikely to promote sustainable transport patterns.</p>	
13. To reduce the global, social	?	?	?	The achievement of this objective will depend on implementation	Enhancement: promote the use of

⁷⁷ Cherwell District Council data set.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and environmental impact of consumption of resource by using sustainably produced and local products.				(e.g. sustainable use of resources in construction).	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. However, the site is not previously developed; therefore development on the site is likely to increase 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 achieve sustainable water management	0	0	0	There are no watercourses on the site; the achievement of this objective would 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	?	?	?	The site is 50 ha and there are other means besides CHP to contribute towards energy generation. Consider whether this is a matter of implementation as per other sites	
17. To ensure high and stable levels of employment so 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					

Table C11 BIC 7 Dymocks Farm/North of Caversfield					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
term competitiveness of the District					
19. To encourage the development of a 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.
<p>Summary: The site is located approximately 3-4 km north of Bicester town centre and is not previously developed. It is covered by Grade 3 agricultural land and it lies with Flood Zone 1. The site lies adjacent to the RAF Conservation Area, to the south, and an Area of High Landscape Value, to the north.</p> <p>According to 2010 LSCA, it should be noted that the site has a connection to RAF Bicester in that it may form an emergency landing area for aircraft using RAF Bicester and this may have a bearing on the capacity of the site to be developed.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031 and this site is shown to have capacity for residential and employment uses. However, the site is poorly related to Bicester and would result on an extension to a Category C settlement.</p> <p>Significant negative impacts are identified in relation to sustaining vibrant communities, improving access to services and facilities, efficiency of land use, and reducing air pollution.</p> <p>New development may be able to new homes and or employment and provide some facilities to enhance existing provision. However, it would be poorly related to Bicester 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.</p> <p>A minor negative impact is identified in relation to reducing road congestion.</p> <p>No positive impacts either significant or minor are identified.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, conserving the landscape and cultural heritage, sustainable use of resources, reducing waste generation and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk, improving health and well-being, reducing poverty and social exclusion, conserving biodiversity, improving water quality, and encouraging tourism.</p> <p>Site rejected at Options for Growth 2008 stage for the following reason: 'Unsuitable due to poor accessibility/relationship with Bicester. Would need to involve coalescence of Caversfield with Bicester to provide consolidated, integrated development. Loss of the identity of Caversfield would not be acceptable'.</p>					

13 BIC 10: Land East of Chesterton

The site is that represented by Options for Growth Site F. The site comprises some 54 hectares north-east of the village of Chesterton bounded by the A4095 to the north west, the A4030 to the east and the A41 south east.

The site boundary on Figure C.12.

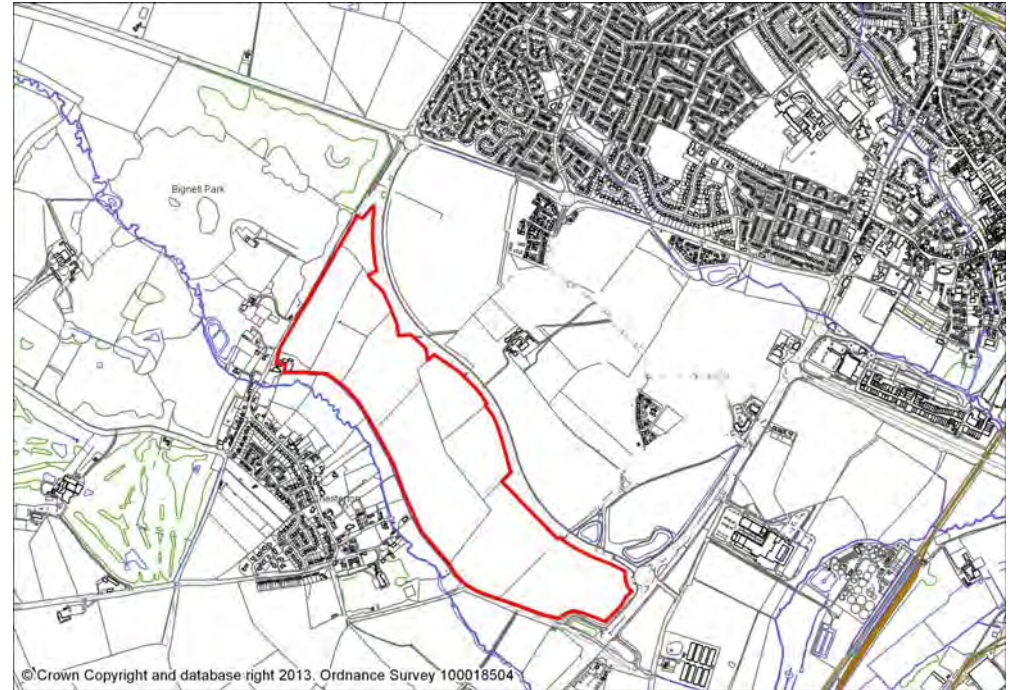


Figure C.12: BIC 10 Land East of Chesterton

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.					
2. To reduce the risk of flooding and the 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 ⁷⁸ .	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 and reduce inequalities in health	0	0	0	<p>The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children's playspace and tennis court provision⁷⁹.</p> <p>The LSCA (2010) indicated that the site has moderate 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>Although the site would provide good opportunity to extend</p>	Enhancement: ensure that development takes account of the site's landscape setting, enhancing the existing network of footpaths and open space.

⁷⁸ Environment Agency data set

⁷⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C12 BIC 10 Land East of Chesterton					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				existing greenspace, it is poorly related to Bicester and therefore its contribution to the achievement of this objective is considered neutral.	
4. To reduce poverty and social exclusion	0	0	0	The site has low capacity to accept development (LSCA 2010). There are no direct impacts on this objective; the achievement of this objective will depend on implementation.	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 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 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 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. 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.	Enhancement: include requirement for provision of mixed tenure, affordable housing, sustainable transport measures and new cultural facilities.
7. To improve accessibility to all services and facilities	?	?	?	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. However, the site is located approximately 3.5 km from Bicester town centre, and new development should ensure	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

Table C12 BIC 10 Land East of Chesterton					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				good provision of new 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	--	--	--	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.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	-	-	-	The site is located approximately 3.5 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. 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.	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.
10. To conserve and enhance and create resources for the District's biodiversity	-	-	-	There are no designated sites on the site. However, Bignell Park, immediately north 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. There is a record of grass snake presence in the north west of the site, and others within approximately 100 m of the site	Mitigation: Ecological surveys should be provided as part of any proposal for development.

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>to the south-west and south-east. There is a record of bat presence approximately 500m south west of the site⁸⁰.</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>	
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</p> <p>County Landscape Character: Clay Vale⁸¹.</p> <p>District Landscape Character: Otmoor Lowlands⁸²</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 2010 assessed the site as having high landscape sensitivity. The site abuts the Chesterton conservation area. The site has low capacity to accept development due to the need to protect the setting of Chesterton village and Conservation Area, which is located immediately south west⁸⁷. A minor negative impact is recorded.</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.

⁸⁰ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Study*

⁸¹ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

⁸² Cherwell District Landscape Assessment, 1996

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.	-	-	-	<p>The site is located approximately 3.5 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.</p> <p>Development would increase traffic in the area; therefore sustainable transport measures should be included in any new development.</p>	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.	?	?	?	<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 disposal, and achieve the sustainable management of waste	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site. However, the site is not previously developed; therefore development on the site is likely to increase waste generation.</p>	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 achieve sustainable water management	0	0	0	<p>There are no surface watercourses located on the site; the achievement of this objective will depend on implementation.</p>	Enhancement: ensure implementation of SUDS measures to restrict surface water run-off to greenfield rates.

Table C12 BIC 10 Land East of Chesterton						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
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 site depends on implementation.</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: 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.						
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District						
19. To encourage the development of a 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. However, it adjoins Bignell Park, and there is some potential to enhance the footpath network, which may promote the location for</p>	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.	

Table C12 BIC 10 Land East of Chesterton					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				visitors.	
<p>Summary: The site is located to the north and east of the existing village of Chesterton and approximately 3.5 km south west of Bicester town centre. It is not previously developed and contains Grades 3 and 4 agricultural land, with two public footpaths crossing the site. There are no surface water features or designations are located on the site. The Gagle Brook lies within 50 m of the south-western site boundary and the Chesterton Conservation Area lies immediately south west of the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031. However, the site has low capacity to accept development (LSCA 2010) and it is poorly related to Bicester. Therefore its contribution to the achievement of SA objectives on sustainable housing, employment and economic growth are not considered to be significant.</p> <p>A significant negative impact is identified in relation to efficiency of land use.</p> <p>Minor negative impacts are identified in relation to reducing air pollution, conserving and enhancing biodiversity, protection of landscape and cultural heritage, and reducing road congestion. .</p> <p>No significant or major positive impacts are identified.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, creating and sustaining vibrant communities, improving access to services and facilities, sustainable use of resources, reducing waste and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk, improving health and wellbeing, reducing poverty and social exclusion, water quality, and sustainable tourism.</p> <p>Site rejected at Options for Growth 2008 stage for the following reason: ‘Development in this area would result in the coalescence of Bicester with Chesterton and the loss of the village’s identity’.</p>					

14 BIC 11: Bignell Park

The site is that represented by Options for Growth Site H.

The site boundary on Figure C.13 .

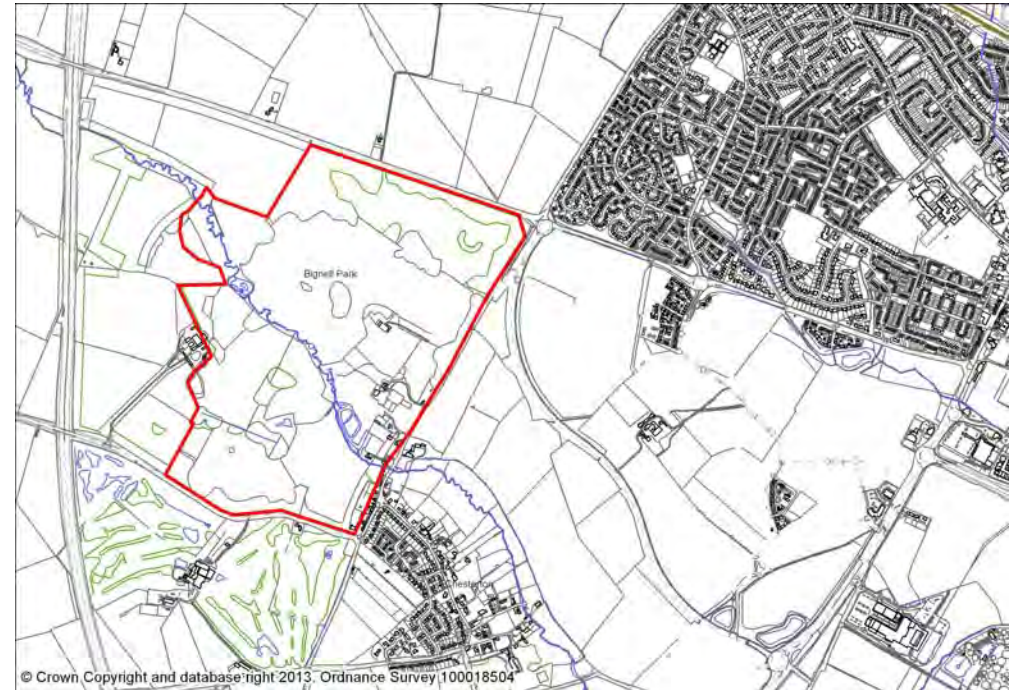


Figure C.13: BIC 11 Bignell Park

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.					
2. To reduce the risk of flooding and the 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 Gaggle Brook flows through the site from west to east and land either side of it lies in Flood Zones 2 and 3 ⁸³ . The Gaggle Brook has been dammed in places to form several small lakes. ⁸⁴	Mitigation: 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.
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children's playspace and tennis court provision ⁸⁵ . 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)	
4. To reduce poverty and social exclusion	0	0	0	The site has low capacity to accept development without loss of character and value (LSCA 2010). There are no direct impacts on this objective; the achievement of this objective will depend on implementation.	

⁸³ Environment Agency data set.

⁸⁴ Halcrow (2010) *Landscape Sensitivity and Capacity Report*

⁸⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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 inevitably 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 community	?	?	?	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. 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	-	-	-	The site is located approximately 2.5 km from Bicester town	Mitigation: development should promote

Table C13 BIC 11 Bignell Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
including reducing greenhouse gas emissions and ensure the District is ready for its impacts				<p>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.</p> <p>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.</p>	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 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 records of grass snake presence less than 100m to the east and within approximately 250-300m to the south east and the north⁸⁶.</p> <p>The site is judged to be of high value for its historical and ecological value⁸⁶. Therefore, a major negative effect is identified.</p>	Mitigation: Ecological surveys should be provided as part of any proposal for development, and biodiversity protection and enhancement measures defined as appropriate.
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</p> <p>County Landscape Character: Wooded Estatelands</p> <p>District Landscape Character: Oxfordshire Estate Farmlands</p>	Mitigation: a full landscape and visual impact assessment should be provided as part of any proposed for development.

⁸⁶ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<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 ones⁷⁷.</p> <p>The Chesterton Conservation Area adjoins the south west boundary of the site⁸⁷.</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>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry.	-	-	-	<p>The park is bounded by the A4095 on the south and east, the B4030 on the north and agricultural land a short 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>	Enhancement: ensure sustainable transport measures are implemented as part of any new development.

⁸⁷ English heritage data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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. 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 achievement of this objective will depend on implementation of any development on the site. 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 achieve sustainable water 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.	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 proportion of energy generated from renewable sources in the District	?	?	?	The site considered to have low potential for Combined Heat and Power/District Heating systems and, along with 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.	Enhancement: a renewable energy feasibility study should be undertaken as part of any future development.
17. To ensure high and stable					

Table C13 BIC 11 Bignell Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
levels of employment so 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					
19. To encourage the development of a 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.
<p>Summary: 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 Grade 4 agricultural land with some Grade 3 agricultural land along its north 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 Landscape, primarily for its bat habitat.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031. However, the LSCA 2010 assessed the site as having low capacity for development and unlikely to contribute significantly to the achievement of the SA objectives on sustainable housing, employment and economic growth.</p> <p>Significant negative impacts are identified in relation to efficient use of land use, conservation and enhancement of biodiversity, and protection of landscape and cultural heritage.</p> <p>Minor negative impacts are identified in relation to reducing flood risk, accessibility to services and facilities, reducing air pollution, reducing road congestion and maintaining water quality.</p> <p>No significant or minor positive impacts are identified.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain effects are identified at this stage in relation to reducing crime and fear of crime, creating and sustaining vibrant communities, reduce resource consumption, and reducing waste generation.</p>					

Table C13 BIC 11 Bignell Park					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Neutral effects have been identified in relation to improving health and well being, reducing poverty and social exclusion, and encouraging growth of the tourism sector.</p> <p>Site rejected at Options for Growth Stage for the following reasons: 'Heavily treed, local historic park and ecological important landscape. Unsuitable for development.'</p>					

15 Additional Site: Gavray Drive

Land at Gavray Drive was allocated for employment development in the Cherwell Local Plan 1996 and the Non Statutory Cherwell Local Plan 2011. In 2006, the site was granted planning permission for residential development on appeal (APP/C3105/A/05/1179638) for no more than 500 dwellings.

The site has since formed part of the District Council's Housing trajectory but not implemented to date. The District Council granted permission for an extension of time application in 2012. However, a third party sought a Judicial Review of the decision which was quashed by the Court in January 2013 and the application was sent back to the District Council for re-determination.

Following the Judicial Review, the site no longer has an implementable planning permission and the District Council removed Gavray Drive from the housing trajectory in the Focused Changes to the Submission Local Plan 2013 and the Annual Monitoring Report 2011/12 published in April 2013.

The site was identified in the past for employment development as part of the Non Statutory Local Plan 2011. Following the granting of planning permission for residential development, Gavray Drive was identified as a 'commitment' and has not been tested through the current Local Plan process, nor was it assessed previously as part of the Sustainability Appraisal. The late incorporation of this site in the sustainability appraisal of sites for development means that existing evidence used by the District Council to establish the suitability of sites and their capacity to deliver a strategic allocation is not comparable to that of the other sites assessed.

The appraisal of this site should be taken within the context of a more limited amount of information and the absence of previous SA testing or promotion through the Local Plan process.



Figure C.14: Land at 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.					
2. To reduce the risk of flooding and the 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 ⁸⁸ .	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 and reduce inequalities in health	?	?	?	<p>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 greenspace⁸⁹.</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>There is a public footpath crossing the western part of the site, and National Cycle Route 51 is located on the southern site boundary.</p> <p>The achievement of this objective will depend upon</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and links to the cycle and footpath network.

⁸⁸ Environment Agency

⁸⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				implementation.	
4. To reduce poverty and social exclusion	+	+	+	The site was granted planning permission for residential development on appeal for no more than 500 dwellings in 2006. This permission was never implemented. The site was identified for employment development in the Non Statutory Local Plan 2011. Provision of new housing or employment on the site would 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, 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.	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 section of the Cherwell community	?	?	?	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. 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 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 Town station.	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	-	-	-	The site is undeveloped and comprises Grade 4 (poor) agricultural land. . Development would not meet the objectives of re-using previously developed land and would not have the potential for	Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance				re-use of buildings. However, it is located within an urban area and therefore a minor negative impact is identified.	environment.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	++	++	++	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. There are no known air quality issues in the area; however, development should seek to increase renewable energy generation.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, enhance and create resources for the District's biodiversity	--	--	--	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) designated by Oxfordshire County Council ⁹⁰ . CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit. Areas of BAP Priority Habitat are located in the western and southern areas of the site. There may be potential for ecological enhancement measures associated with the watercourse located in the centre of the site.	Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.

⁹⁰ Oxfordshire County Council data set

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Any development may result in a loss of the Local Wildlife Site and BAP priority habitats; therefore a significant negative impact is identified.	
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</p> <p>There are no landscape designations located on the site or surrounding it. The adjacent industrial areas is already developed and therefore has no landscape sensitivity to development by definition.</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>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 or 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 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>
13. To reduce the global,	?	?	?	The achievement of this objective will depend on	Enhancement: promote the use of locally

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
social and environmental impact of consumption of resource by using sustainably produced and local products.				implementation (e.g. Code for Sustainable Homes level required and sustainable use of resources in construction).	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.	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 achieve sustainable water management	?	?	?	There is one watercourse on site, running through the centre of the site from the south to the north. Development on the site may have an adverse impact on water quality; however, it would provide the opportunity to reduce areas susceptible to surface water flooding.	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 CO ₂ savings. 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.	Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.
17. To ensure high and					

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
stable levels of employment so 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.					
19. To encourage the development of a 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.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location and the existing pond.
<p>Summary: The site is located approximately 700 m east of Bicester town centre and is mainly comprised of Grade 4 (poor) agricultural land. The railway line lies to the west and the north of the site and the A4421 lies to the east. There is a watercourse within the site and EA Flood Zones 2 and 3 are identified at the centre of the site. It is anticipated that any new development would introduce sustainable transport measures, designed to reduce car use.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Bicester for the period 2006 to 2031. Significant positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth.</p> <p>Significant positive impacts are also identified in relation to improving access to services and facilities, reducing air pollution, and reducing road congestion.</p> <p>A significant negative impact is identified in relation to conserving and enhancing biodiversity.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, reducing crime, and protecting and enhancing the landscape and historic environment..</p> <p>Minor negative impacts are identified in relation to reducing flood risk, and improving efficiency in land use.</p>					

Table C14 Gavray Drive					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to improving health and well-being, creating vibrant communities, sustainable use of resources, reducing waste generation, maintaining water quality and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to encouraging a sustainable tourism sector.</p>					

16 Banbury 1 Canalside

The site comprises the Options for Growth 2008 Site E, and is the same as that promoted by the Submission Local Plan 2013. The site covers an area of approximately 25 hectares located between Banbury town centre and Banbury Railway Station.

The site boundary is shown on Figure C.15.

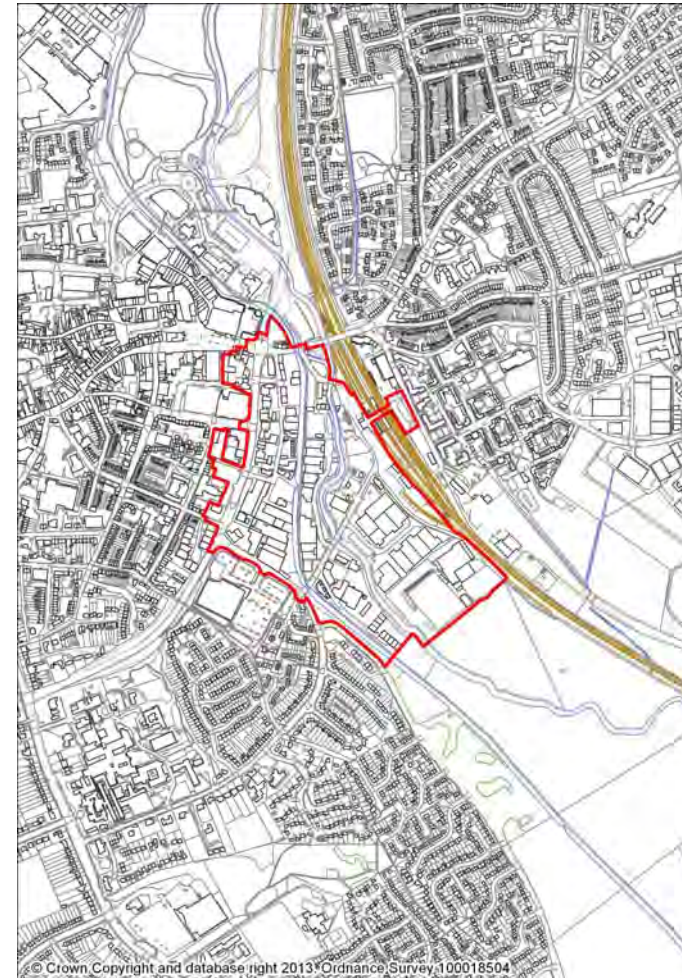


Figure C.15: Banbury1 Banbury Canalside

Table C15 Banbury 1 Canalside					
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.					
2. To reduce the risk of flooding and the 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. Both of these watercourses are represented by EA Flood Zones 2 and 3 ⁹¹ , and the majority of the site lies in Flood Zones 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.	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 and 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 ⁹² . The Final Draft LSCA (March 2013) indicates the site has medium recreational capacity associated with the recreational route of the Oxford Canal and River Cherwell as it passes through the town centre.	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

⁹¹ Environment Agency data set

⁹² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	
4. To reduce poverty and social exclusion	+	+	+	The site has high capacity for employment development and a medium-low capacity for residential development, according to the Final Draft LSCA (March 2013). 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. However, the level of achievement of this objective will depend on implementation and is therefore assessed as minor positive.	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 section of the Cherwell community	-	-	-	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; however, a minor negative impact is identified at this stage.	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility	++	++	++	The site lies immediately adjacent to Banbury town centre with	

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
to all services and facilities				<p>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 and enhance the canalside and riverside.</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 adjacent to the existing town centre with the small north eastern edge of the site fallen 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 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 next to the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p>

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
10. To conserve, enhance and create resources for the District's biodiversity	+	+	+	<p>An Ecologically Important Landscape covers the southern area of the site, extending further south⁹³. However, there are no 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 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>	<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 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 Type⁹⁴.</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. The site is assessed as having medium capacity for recreation development along the canal/river corridor which has the potential to be enhanced as a linear park, with medium to high capacity to accommodate woodland planting in this part of the site.⁹⁵</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>

⁹³ TVERC data set

⁹⁴ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

⁹⁵ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<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 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 Final Draft LSCA 2013 indicates a low cultural sensitivity to accommodate 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>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	+	+	+	<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>A major positive is identified.</p>	Enhancement: development should promote sustainable design and sustainable transport measures

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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. Code for Sustainable Homes level required and sustainable use of resources in construction).	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	?	?	?	There are two recycling points located near to the site. However, the achievement of this objective will depend on implementation of any development on the site.	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 achieve sustainable water management	0	0	0	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. 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. 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.	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	?	?	?	The site is large in size and could accommodate a district	Enhancement: new development should

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
efficiency, and the proportion of energy generated from renewable sources in the District				<p>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.</p>	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.					
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.					
19. To encourage the development of a buoyant, sustainable tourism sector	+	+	+	<p>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.</p>	<p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p>

Table C15 Banbury 1 Canalside					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Summary: The site is located on the eastern fringe of Banbury town centre. It is currently covered by other developments including the Tramway Industrial Estate and Banbury United FC and is an area of light industry/manufacturing. The site adjoins the railway line to the east and the A4260 to the west. The River Cherwell and Oxford Canal are located on the site, and EA Flood Zones 2 and 3 surround these watercourses. It is anticipated that any new development would introduce sustainable transport measures, designed to reduce car use.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is shown to have capacity for residential and employment uses. Although positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth, the achievement of these objectives would depend on the relocation of existing employment on site and commercial uses as well as Banbury United Football Club.</p> <p>No significant negative effects are predicted.</p> <p>A minor negative impact is identified in relation to creating vibrant communities.</p> <p>Significant positive impacts are identified in relation to improving accessibility to services and facilities, improving efficiency of land use and reducing air pollution.</p> <p>Minor positive effects are predicted in relation to improving health and well being, reducing poverty and social exclusion, reducing crime and fear of crime, conserve and enhance biodiversity, protecting and enhancing the countryside and historic environment, reducing road congestion and encouraging development of the tourism sector.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to sustainable use of resources, reduction of waste and increasing energy efficiency.</p> <p>Neutral impacts are identified in relation to reducing flood risk and maintaining water quality.</p>					

17 Banbury 2 Hardwick Farm, Southam Road (East and West)

This site assessed below is that presented within the Submission Local Plan 2013. The site was previously part of the larger Options for Growth 2008 Site B; however, it has since been divided into two smaller areas, which are assessed together. Both sites gained resolution to approve outline planning permission in June 2013 in accordance with application number 13/00159/OUT and 13/00158/OUT. The 2 sites combined comprise some 43 hectares and lie approximately 2.5 km north of Banbury town centre.

The site boundary is shown on Figure C.16

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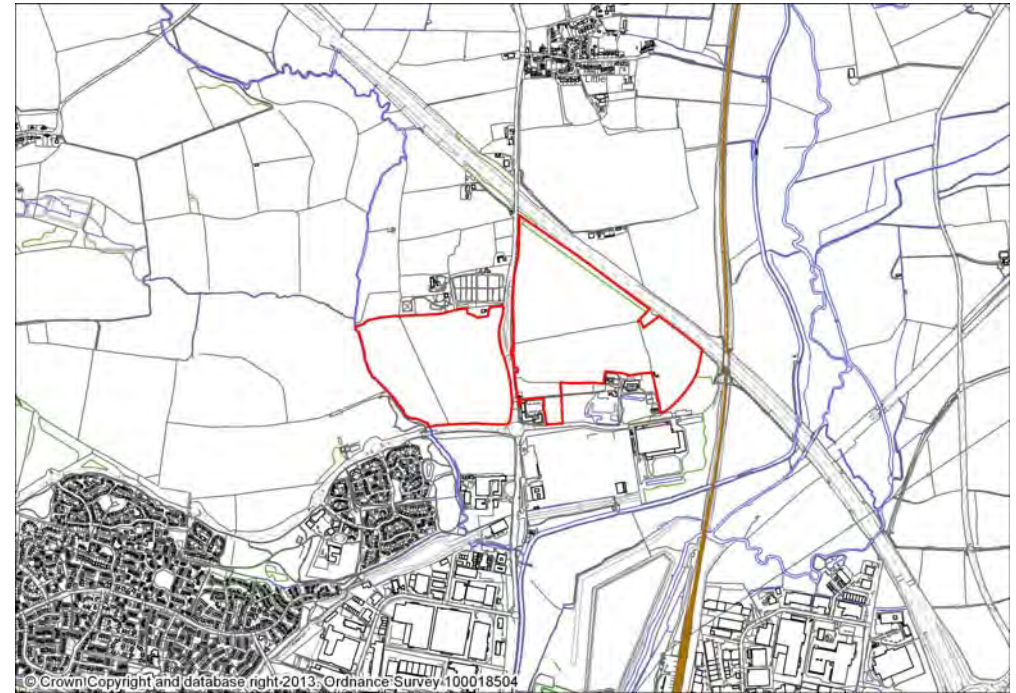


Figure C.16: Banbury 2 Hardwick Farm – Southam Rd (East and West)

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	<p>The Oxford Canal is located 300 m 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 3⁹⁶.</p> <p>The vast majority of the site does lies within Flood Zone 1, with the only exception of an area on the western site boundary. Similarly, the majority of the site is not shown as susceptible to surface water flooding. Therefore, no impact is predicted.</p>	<p>Enhancement: development in areas of flood risk must be set back from watercourses.</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 and reduce inequalities in health	+	+	+	<p>The vast majority of the site lies within Banbury Grimsbury and Castle ward.</p> <p>Grimsbury and Castle ward has an existing deficiency in children's playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace⁹⁷.</p> <p>The Final Draft LSCA (March 2013) notes the area could be enhanced for informal recreation by connecting existing public open spaces, the Cemetery and crematorium. The study indicates this site has a medium high capacity to accommodate informal recreation.</p>	<p>Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.</p>

⁹⁶ Environment Agency

⁹⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C16 Banbury 2 Hardwick Farm, Southam Road (East and West)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				There is the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.	
4. To reduce poverty and social exclusion	?	?	?	The site has low capacity for residential development and medium-low capacity for employment development according to the Final Draft LSCA (March 2013). The Final Draft Analysis of Potential Strategic Development (March 2013) concludes that the Southam Road (East) has potential to accommodate development subject to appropriate mitigation and indicates Southam Road (West) could accommodate development in the southern eastern corner. With both areas combined, the study indicates a potential capacity for strategic development. However, this capacity is subject to adequate location of development and mitigation. The effect of the site against this objective depends on implementation.	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 inevitably 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 section of the Cherwell community	-	-	-	The M40 forms the eastern boundary of the site and A423 crosses the site, from north to south. Additionally the site's southern border is set by Noral Way and Dukes Meadow Drive. These two roads and A423 are connected by a roundabout in the middle of the site on the south. These could represent significant noise sources; therefore, a minor negative impact is identified.	Mitigation: Promote sustainable design to manage potential noise and traffic impact.
7. To improve accessibility to all services and facilities	?	?	?	The site is located approximately 2.5 km from Banbury town centre. It is located immediately to the north of existing employment development and in close proximity to existing	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health,

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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..	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 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 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, enhance and create resources for the District's biodiversity	+	+	+	There are no ecological designations on the site. There is an area of BAP priority habitat (lowland mixed deciduous woodland) located on the central eastern site boundary. There is some potential for protected species habitats but mainly around the cemetery and crematorium and business park. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no	Mitigation: Development should promote biodiversity enhancement and habitat creation.

Table C16 Banbury 2 Hardwick Farm, Southam Road (East and West)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	
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, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Upstanding Village Farmland partly in the Clay Vale Landscape Type ⁹⁸ . At local level, the site is located in the Upper Cherwell Basin. The site lies within an Area of High Landscape Value ⁹⁹ . The landscape sensitivity has been assessed as medium to low sensitivity and the visual sensitivity has been assessed as high sensitivity. There is a medium - low capacity for development within the site area; however, residential development would not be appropriate within the western area as it would not be keeping with the existing land uses within or surrounding the area ¹⁰⁰ . It is also considered that the site has a low capacity to accommodate industrial employment in this rural fringe area. The eastern section of the site is assessed as having medium to low capacity for residential and employment development. The site has medium to high capacity for	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. Development of the site could provide the potential for improving green infrastructure links to access the wider countryside from the town ¹⁰¹ .

⁹⁸ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment*

⁹⁹ Cherwell District Council data set

¹⁰⁰ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment*

¹⁰¹ LDA Design (2013) *Banbury Analysis for Strategic Development*

Table C16 Banbury 2 Hardwick Farm, Southam Road (East and West)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>informal recreation in the western portion but low capacity for woodland.</p> <p>The site area has one Grade II listed building and four non-designated heritage sites in the east site. The sensitivity of cultural factors is considered to be medium-low.</p> <p>There are no public footpaths crossing the site.</p> <p>A significant 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>The site is located approximately 2.5 km from Banbury city 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.</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.	?	?	?	<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>	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	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site.</p>	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	0	0	0	<p>No substantial area of flood risk is located in the site, as detailed above.</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in

Table C16 Banbury 2 Hardwick Farm, Southam Road (East and West)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
achieve sustainable water management				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 and would depend on implementation.	run-off water quality.
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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 CO ₂ savings.	
17. To ensure high and stable levels of employment so 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.					
19. To encourage the development of a 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.	Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.

Table C16 Banbury 2 Hardwick Farm, Southam Road (East and West)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Summary: The site is located approximately 2.5 km north of Banbury town centre. It is currently covered by a mix of Grade2 and Grade 3 agricultural land, and a number of isolated properties. The M40 forms the eastern site boundary, while the A423, heading north-south, crosses the site. The site lies within EA Flood Zone 1. It is not anticipated that any new development would introduce sustainable transport measures, designed to reduce car use.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is shown to have capacity for residential and employment uses in the eastern area of the site. Positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth, provided these are restricted to the appropriate area of the site.</p> <p>No significant positive impacts are identified.</p> <p>Minor positive effects are predicted in relation to promoting health and well-being, and conserving biodiversity..</p> <p>Significant negative effects are predicted in relation to efficiency of land use and protection of the landscape and historic environment.</p> <p>Minor negative effects are identified in relation to reducing creating vibrant communities.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing poverty and social exclusion, reducing crime and fear of crime, improving accessibility to services and facilities, reduction of air pollution, sustainable use of resources, reducing road congestion, reduction of waste and increasing energy efficiency.</p> <p>Neutral impacts are identified in relation to reducing flooding, maintaining water quality and encouraging tourism.</p>					

18 Banbury 3 West of Bretch Hill

The Banbury 3 site lies on the western edge of Banbury. The site boundary is shown on Figure C.17. The hashed area indicates the site which is represented within the Submission Local Plan 2013 and comprises 26.5 hectares, while the larger site area (which also incorporates the hashed area) indicates the Options for Growth 2008 Site I and comprises some 56 hectares. Both sites are assessed within the table below.

When the different site areas have a different effect on an objective this is indicated under the relevant objective, otherwise the commentary and scoring apply to both site areas.



Figure C.17: Banbury 3 West of Bretch 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.					
2. To reduce the risk of flooding and the 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 ¹⁰² .	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 and reduce inequalities in health	?	?	?	<p>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.</p> <p>Banbury Ruscote and Banbury Easington have existing deficiencies in children's playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace¹⁰³.</p> <p>The Final Draft LSCA¹⁰⁴ 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</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

¹⁰² EA data set

¹⁰³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁰⁴ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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>There is 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>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. The Final Draft Analysis of Potential for Strategic Development (March 2013) also identifies capacity for strategic development on this site. The level of contribution against the achievement of this objective will depend on implementation and 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.
5. To reduce crime and disorder and the fear of crime.	?	?	?	<p>The site comprises a mixture of arable land and a small number of isolated properties; however, it is assumed that 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 and therefore neutral effect is identified.</p>	Enhancement: Development should be in accordance with the principles of good urban design to ensure high quality built development.

Table C17 Banbury 3 West of Bretch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
6. To create and sustain vibrant communities and engage cultural activity across all section 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. Its impact will depend on implementation and therefore a neutral effect is identified at this stage.	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 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 gas emissions and ensure the District is ready for its impacts	+	+	+	The site is located approximately 1.5 km from Banbury town centre and 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.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, 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	Enhancement: Development should promote biodiversity conservation/enhancement and habitat

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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.	creation.
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</p> <p>County Landscape Character: Farmland Plateau Landscape Type. At a local level, the site lies within the Ironstone Hills and Valleys Landscape Character Area.</p> <p>The site lies within an Area of High Landscape Value¹⁰⁵.</p> <p>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 area¹⁰⁶. The site does not have capacity for employment development due to the impact on the landscape and visual character of 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>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.</p> <p>Existing public rights of way should be protected and enhanced.</p>

¹⁰⁵ Cherwell District Council data set

¹⁰⁶ Cherwell District Council, *Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<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.</p> <p>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. Therefore a minor positive effect is identified.</p>	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.	?	?	?	<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>	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	?	?	?	<p>The achievement of this objective will depend on implementation of any development on the site.</p>	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	0	0	0	<p>No substantial area of flood risk and no surface watercourse is located on the site, as detailed above.</p>	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in

Table C17 Banbury 3 West of Bretch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
achieve sustainable water management					run-off water quality.
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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 CO ₂ savings.	
17. To ensure high and stable levels of employment so 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.					
19. To encourage the development of a 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.

Table C17 Banbury 3 West of Bretch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Summary: The site is located approximately 1.5 km west of Banbury town centre and immediately west of an existing residential area. Development on the site would therefore benefit from integration with existing services and facilities. The site is currently covered by agricultural land; there are no existing properties on the Submission Local Plan site, however, a small number of isolated properties are located on the Options for Growth site. The site is entirely located within ES Flood Zone 1 and within an Area of High Landscape Value.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is shown to have capacity for residential development, although it does not have capacity for employment development due to the impact on the landscape and visual character of the area and the conservation areas. Positive impacts are identified in relation to sustainable housing.</p> <p>No significant positive impacts are identified.</p> <p>Minor positive effects are predicted in relation to reducing poverty and social exclusion, reducing air pollution, improving accessibility of services and facilities, reducing road congestion and pollution, conserving biodiversity, and encouraging the tourism sector.</p> <p>A significant negative effect is predicted in relation to efficiency of land use.</p> <p>Minor negative effects are identified in relation to enhancing the landscape and historic environment.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to improving health and well being, reducing crime, creating vibrant communities, reducing waste generation, reducing resource consumption and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk, reducing road congestion, and maintaining water quality.</p>					

19 Banbury 4 Bankside Phase 2

The Banbury 4 site represents the larger western area of the Options for Growth 2008 site F, as shown in Figure C.18. The site lies approximately 3 km south of Banbury town centre, and in close proximity to Bodicote.

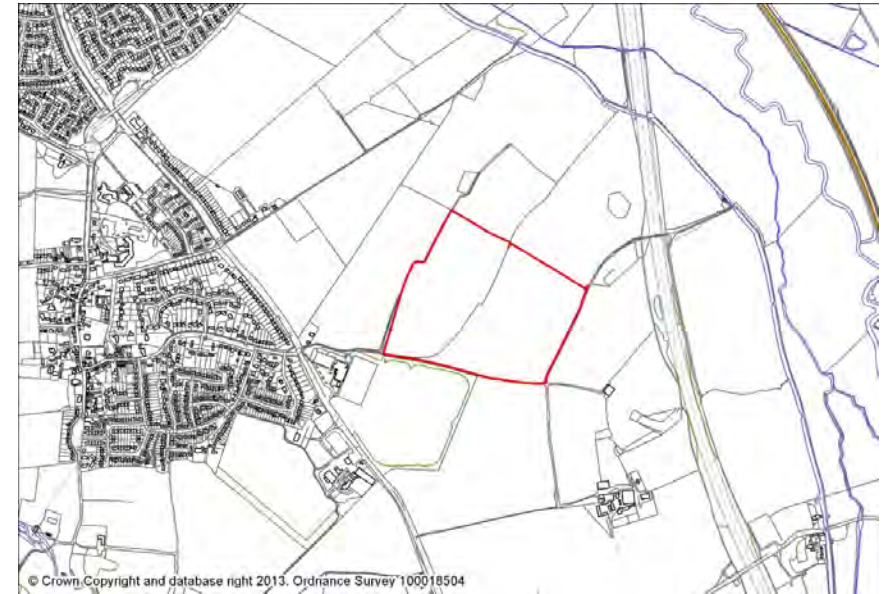


Figure C.18: Banbury 4 Bankside Phase 2

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.					
2. To reduce the risk of flooding and the 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. EA mapping shows an area in the central part of the site as susceptible to surface water flooding, shown as areas of 'moderate' and 'less' susceptibility ¹⁰⁷ .	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 and reduce inequalities in health	+	+	+	<p>The site lies within Bloxham and Bodicote ward.</p> <p>Bloxham and Bodicote has an existing deficiency in children's playspace and natural/semi-natural and amenity green space¹⁰⁸.</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 Final Draft LSCA March 2013 identifies a medium capacity for formal recreation in the northern part of the site and for informal in the southern part.</p> <p>There is the potential to improve health and well-being of the</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

¹⁰⁷ EA data set

¹⁰⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C18 Banbury 4 Bankside Phase 2					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				population; therefore, a minor positive impact is identified.	
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 high capacity for both residential and employment development according to the Final Draft LSCA (March 2013). The extent of the achievement of this objective will depend on implementation and 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 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 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 section of the Cherwell community	?	?	?	The southern and eastern boundaries of the site are formed by two unnamed rural roads and Oxford Road (A4260) lies approximately 200 m west of the site. 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 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 ¹⁰⁹ indicates the site has a high capacity for residential development provided this is	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

¹⁰⁹ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C18 Banbury 4 Bankside Phase 2					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				integrated with the Phase 1 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 renaissance	--	--	--	The site is currently covered by Grade 2 (very good) agricultural land and there are no existing buildings 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	+	+	+	The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions. 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.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, enhance and create resources for the District's biodiversity	+	+	+	There are no ecological designated sites within the site and no BAP priority habitats 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.	Mitigation: Development should also promote biodiversity conservation/enhancement and habitat creation.
11. To protect, enhance	+	+	+	Natural England National Character Area 95:	Enhancement: development should be in

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and make accessible for enjoyment, the District's countryside and historic environment				<p>Northamptonshire Uplands</p> <p>County Landscape Character: Upstanding Village Farmlands Landscape Type. At local level, the site is located in the Cherwell Valley character area.</p> <p>The site is located within an Area of High Landscape Value¹¹⁰.</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 designed¹¹¹. 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 the site.</p> <p>The site is assessed as minor positive.</p>	<p>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 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. Therefore, a minor positive impact is identified.. 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>

¹¹⁰ Cherwell District Council data set

¹¹¹ Cherwell District Council, *Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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. Code for Sustainable Homes level 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	?	?	?	Development on the site would be likely to result in increased waste generation; however, the achievement of this objective will depend on implementation and a neutral impact is predicted.	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 achieve sustainable water management	0	0	0	No substantial area of flood risk is located in the site, as detailed above.	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 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 CO ₂ savings.	
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.					

Table C18 Banbury 4 Bankside Phase 2					
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.					
19. To encourage the development of a 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.
<p>Summary: The site is located approximately 3 km south of Banbury town centre and approximately 1 km east of Bodicote. It is currently covered by Grade 2 (very good) agricultural land and is not previously developed. The site is located approximately 200 m from A4260 to the west. It is anticipated that any new development would result in increased traffic and waste generation. However, the site benefits from potential integration with the adjacent area services and facilities within Bankside Phase 1.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final Draft LSCA 2013 as having high capacity for both residential and employment development.</p> <p>Minor positive impacts are identified in relation to increasing health and well-being, reducing poverty and social exclusion, improving accessibility to services and facilities, reducing air pollution, conserving biodiversity, protecting and enhancing the landscape and historic environment and reducing road congestion.</p> <p>A significant negative impact is identified in relation to efficiency of land use.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime, creating vibrant communities, increasing energy efficiency, reducing waste generation and reducing resource consumption.</p> <p>Neutral effects are identified in relation to reducing flood risk, maintaining water quality and encouraging sustainable tourism.</p>					

20 Banbury 12 Land for the Relocation of Banbury United FC

The Banbury 12 site represents the smaller eastern area of the Options for Growth 2008 site F, as shown in Figure C.19. The site lies approximately 3 km south of Banbury town centre, and in close proximity to Bodicote.

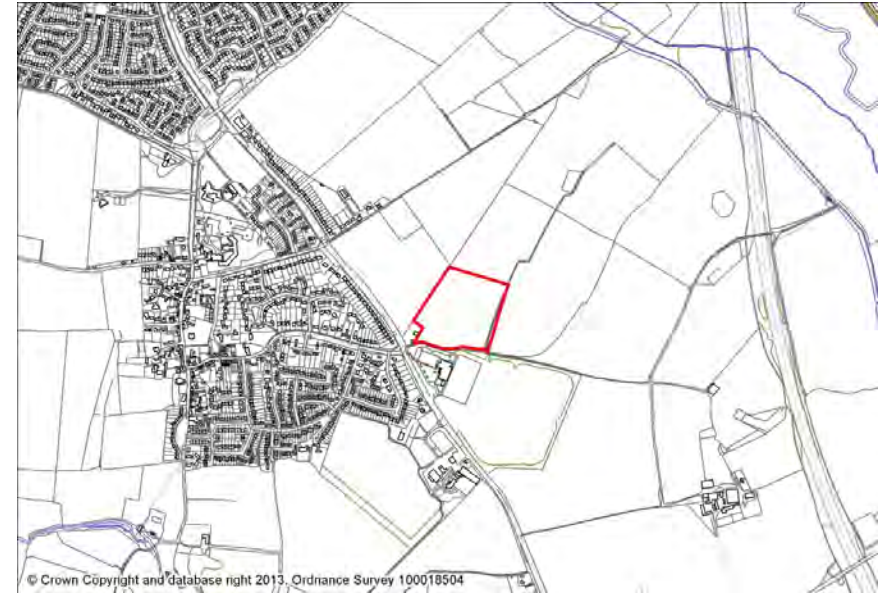


Figure C.19: Banbury 12 Land for the Relocation of Banbury Utd FC

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	The site does not lie in a Flood Zone and there are no surface watercourses located on the site. EA mapping shows a small area in the north eastern area of the site as susceptible to surface water flooding, shown as an area of 'less' susceptibility ¹¹²	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 and reduce inequalities in health	+	+	+	<p>The site lies within Bloxham and Bodicote ward.</p> <p>Bloxham and Bodicote has an existing deficiency in children's playspace and natural/semi-natural and amenity green space¹¹³.</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.</p> <p>The site has an identified a high capacity for formal recreation (Final Draft LSCA March 2013).</p> <p>There is the potential to improve health and well-being of the</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

¹¹² EA data set

¹¹³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C19 Banbury 12 Land for the Relocation of Banbury United FC					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				population; therefore, a minor positive impact is predicted.	
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 high capacity for both residential and employment development according to the Final Draft LSCA (March 2013). There are no direct impacts on this objective; the achievement of this objective will depend on implementation.	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, it is assumed that is currently no record of crime on the site and there may inevitably be a rise in crime on this site against the baseline	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 section of the Cherwell community	?	?	?	The site lies within 50 m of Oxford Road (A4260), to the south-west. This road could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise; however, this will depend upon 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 3 km from Banbury town centre and 800 m 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 ¹¹⁴ indicates the site has a high capacity for residential development provided this is	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

¹¹⁴ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C19 Banbury 12 Land for the Relocation of Banbury United FC					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				integrated with the Phase 1 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 renaissance	--	--	--	The site is predominantly occupied by Grade 2 (very good) agricultural land and is not previously developed; 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	+	+	+	The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions. 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.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, enhance and create resources for the District's biodiversity	+	+	+	There are no ecological designated sites within the site and no BAP priority habitats 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.	Mitigation: development to ensure that potential impacts on designated sites in ecological connectivity with the site 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	+	+	+	Natural England National Character Area 95: Northamptonshire Uplands	Mitigation: Ensure development is limited to the areas identified as having capacity

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
countryside and historic environment				<p>County Landscape Character: Upstanding Village Farmlands Landscape Type. . At local level, the site is located in the Cherwell Valley character area.</p> <p>The site is located within an Area of High Landscape Value¹¹⁵.</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 development including 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. There is however medium - low potential to create employment through an extension of the recreational facilities located immediately south of the site (Bodicote Park). The existing Rugby Club is well contained to the south by structure planting and it is not recommended to extend this use further towards Twyford as this could compromise the visual separation of Bodicote and Twyford to the south.¹¹⁶ There is medium potential for formal recreation use.</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 the site.</p>	to accept new development Protect and enhance existing rights of way.
12. To reduce road	+	+	+	The site is located approximately 3 km from Banbury city	Mitigation: development should promote

¹¹⁵ Cherwell District Council data set

¹¹⁶ Cherwell District Council, *Banbury Landscape Sensitivity and Capacity Assessment*

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				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. Therefore, a minor positive impact is identified.	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 achievement of this objective will depend on implementation (e.g. Code for Sustainable Homes level 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	?	?	?	Development on the site would be likely to result in increased waste generation; however, the achievement of this objective will depend on implementation and a neutral impact is predicted.	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 achieve sustainable water management	0	0	0	No substantial area of flood risk is located on the site, and no surface watercourses are located on the site, as detailed above.	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 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 CO ₂ savings.	

Table C19 Banbury 12 Land for the Relocation of Banbury United FC					
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.					
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.					
19. To encourage the development of a 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.
<p>Summary: The site is located approximately 3 km south of Banbury town centre and approximately 800 m east of Bodicote. It is currently covered by Grade 2 (very good) agricultural land and is not previously developed. The site is located 50 m from A4260 to the west. It is anticipated that any new development would result in increased traffic and waste generation. However, the site benefits from potential integration with the adjacent area services and facilities within Bankside Phase 1.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final LSCA as having high capacity for both residential and employment development. Positive impacts are identified in relation to sustainable housing, provision of employment opportunities and sustaining economic growth. However, it should be noted that there is medium - low potential to create employment through an extension of the recreational facilities located immediately south of the site (Bodicote Park).</p> <p>Minor positive impacts are identified in relation to increasing health and well-being, reducing poverty and social exclusion, improving accessibility, reducing air pollution and road congestion, conserving biodiversity and preserving landscape and the historic environment.</p>					

Table C19 Banbury 12 Land for the Relocation of Banbury United FC					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>A significant negative impact is identified in relation to efficiency of land use.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime, creating vibrant communities, reducing waste generation, reducing resource consumption and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk, maintaining water quality and encouraging sustainable tourism.</p>					

21 Banbury 5: Land North of Hanwell Fields (South East of Hanwell)

The site assessed below is that proposed within the Submission Local Plan 2013 comprising some 26 hectares of land and also covers the north eastern part of Options for Growth 2008 site J. The site boundary is shown in red in Figure C.20.

The additional area of land (some 2 hectares) annotated with a blue boundary has been proposed as part of a Representation (ref. 233) to the Local Plan, and the implications of allocating this additional narrow strip of land are addressed within the summary section of Table C20.

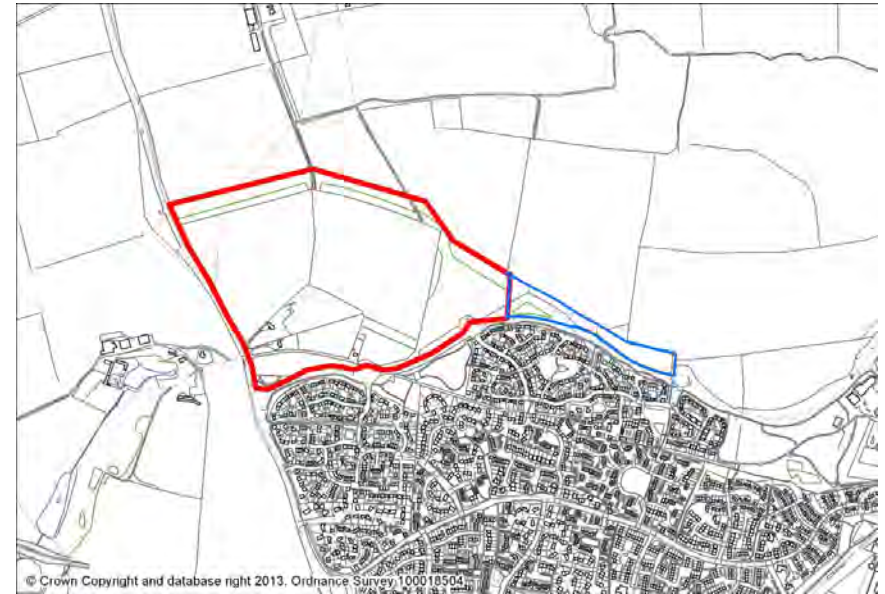


Figure C.20: Banbury 5 Land North of Hanwell Fields

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.					
2. To reduce the risk of flooding and the resulting detriment to public wellbeing, 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 wellbeing of the population and 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 town¹¹⁷.</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 LSCA¹¹⁸, the site has medium capacity for informal recreational use within the northern area, with enhancements to the area immediately north of Dukes Meadow Drive.</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west.

¹¹⁷ Cherwell District Council (2008) Cherwell Green Spaces Strategy 2008-2016

¹¹⁸ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
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). The achievement of this objective will depend on implementation	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 section of the Cherwell community	?	?	?	<p>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>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>	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 Banbury industrial estate. It is relatively close to existing facilities at Hanwell Fields	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				and North Oxfordshire Academy; however, it is relatively distant from existing employment areas. 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.	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 covered by Grade 2 agricultural land. There are some isolated buildings located within the site, which may have the potential to be re-used. This objective is unlikely to be achieved and will result in the loss of agricultural land.	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	0	0	0	The site is located 2-3 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.	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 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. 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. Due to the lack of ecological features within the site there is a	Enhancement: development should promote biodiversity conservation/enhancement and habitat creation.

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				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>Natural England National Character Area 95</p> <p>County Landscape Character: Farmland Plateau¹¹⁹</p> <p>District Landscape Character: incised ironstone plateau¹²⁰</p> <p>The site is located within an Area of High Landscape Value¹²¹. 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 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>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 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</p>

¹¹⁹ Oxfordshire Wildlife and Landscape study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

¹²⁰ Cherwell District Landscape Assessment (1996)

¹²¹ Cherwell District Council Data set

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
					should be protected and enhanced.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	0	0	0	The site is located approximately 2-3 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.	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 achievement of this objective will depend on implementation (e.g. Code for Sustainable Homes level required and sustainable use of resources in construction).	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.	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 achieve sustainable water management	0	0	0	No substantial area of flood risk is located on the site, and no surface watercourses are located on the site, as detailed above.	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	?	?	?	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	

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
District				Cherwell District, involving the community and working with local partners to raise awareness and encourage CO ₂ savings.		
17. To ensure high and stable levels of employment so 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.						
19. To encourage the development of a 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.	
<p>Summary: The site is located approximately 2-3 km north west of Banbury town centre. It is not previously developed. There are no surface water features on the site and the site lies entirely within Flood Zone 1, an area that is at 'less' and 'intermediate' risk of surface water flooding runs from north- south along the western boundary of the site. The site also lies within an Area of High Landscape Value. It is relatively distant (approximately 2 km) from existing employment areas.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final LSCA as having medium capacity for residential development.</p> <p>A significant negative impact on efficiency of land use is identified.</p> <p>Minor positive impacts are identified in relation to improving health and well-being, reducing poverty and social exclusion, improving accessibility, conserving biodiversity and protecting the landscape and historic environment.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation</p>						

Table C20 Banbury 5 Land North of Hanwell Fields (South East o Hanwell)					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>to reducing crime, creating vibrant communities, reduction of waste, reducing resource consumption and increasing energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk, reducing air pollution and road congestion, maintaining water quality and encouraging sustainable tourism.</p> <p>If the additional strip of land shown with a blue boundary in Figure were also allocated for development, this would incorporate a recreational footpath along its northern boundary and would lie close to a minor road which have a noise impact. However, no significant impacts would be anticipated and no change from the above assessment would be anticipated.</p>					

22 Banbury 6 Employment Land West of M40

The site assessed is that proposed in the Submission Local Plan 2013, and includes the Options for Growth 2008 site K, as well as an additional area of land in the south of the site.

The site boundary assessed is shown in Figure C.21.

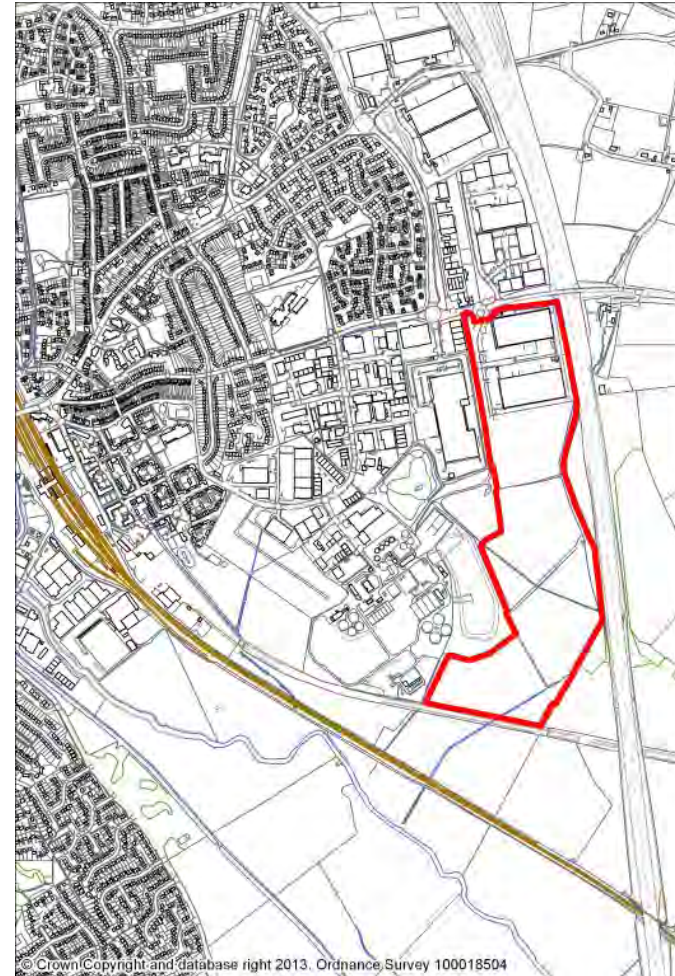


Figure C.21: Banbury 6 Land West of M40

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	<p>The majority of the site is located within EA Flood Zone 1. However, the River Cherwell and Oxford Canal are located approximately 200 m and 600 m, respectively, to the south-east of the site boundary and the southern part of the site is located within Flood Zones 2 and 3.</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, with areas shown as 'moderate' and 'less' susceptibility¹²².</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>
3. To improve the health and well being of the population and reduce inequalities in health	0	0	0	<p>The site is located approximately 1.5 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 site and continuing through the site to the west.</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. There is a medium – low capacity for formal recreation within the area due to a lack of available space. There is medium potential to further enhance</p>	<p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west and east.</p>

¹²² EA data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>the pond area used for angling and to link this with areas to the south beyond the dismantled railway line.¹²³ The noise from the M40 motorway would make this less attractive. Living conditions on the site would also be impacted by noise and air pollution from the adjacent M40 motorway.</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>	
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, since the site has high capacity for both residential and employment development according to the Final Draft LSCA (March 2013). There are no direct impacts on this objective; the achievement of this objective will depend 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 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	-	-	-	<p>The M40 forms the eastern boundary of the site and could</p>	<p>Enhancement: include requirement for</p>

¹²³ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
vibrant communities and engage cultural activity across all section of the Cherwell community				<p>represent a significant noise source. The development is also located adjacent to an industrial estate making noise concerns an issue.</p> <p>New development may be able to provide new cultural facilities to enhance existing provision in and around the town centre. However, the achievement of this objective will depend on implementation and a minor negative impact is predicted at this stage.</p>	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 easily accessible from the M40, and also lies within 1 km 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 1.5 km from Banbury town centre.	Enhancement: development should 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	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. However, as the site is partly greenfield, a neutral effect is identified.	Enhancement: 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	+	+	+	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. A bus service could be provided around the development. It is located approximately 1.5 km from Banbury town centre.	Enhancement: 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
	S	M	L		
10. To conserve, enhance and create resources for the District's biodiversity	?	?	?	<p>There are no statutory designations within the site. There is a small area of BAP priority habitat in the southern area of the south, extending further south¹²⁴.</p> <p>Development may provide the opportunity to enhance the areas of BAP priority habitat immediately south of the site.</p>	<p>Enhancement: development should promote biodiversity conservation/enhancement and habitat creation.</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 Urban and Clay Vale¹²⁵. At a local level, the site is located within the Cherwell Valley.</p> <p>The site is previously development and are no landscape or cultural heritage designations on the site. An Area of High Landscape Value is located to the north-east, on the opposite side of the M40¹²⁶. In addition, 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 east of the site.</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 high capacity for development within the site area; however, residential development would not be appropriate as it would not be keeping with the existing land uses within or surrounding the area¹²⁷. However, it is</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>

¹²⁴ Thames Valley Environmental Records Centre (TVERC) data set

¹²⁵ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment*

¹²⁶ Cherwell District Council Data set

¹²⁷ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment*

Table C21 Banbury 6 Employment Land West of M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				considered that the site has a high capacity to accommodate industrial and/or commercial development. The site has medium to low capacity for recreation and woodland use (Final Draft LSCA March 2013). Public footpaths run along the eastern and western boundaries of the site and a footpath crosses the southern portion of the site.	
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. Code for Sustainable Homes level required and sustainable use of resources in construction).	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.	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 achieve sustainable water	-	-	-	A substantial area of flood risk is located in the site, as detailed above. This is associated with watercourses running through the site. Any redevelopment on the site may have an adverse impact on	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.

Table C21 Banbury 6 Employment Land West of M40						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
management				water quality; however, it may provide the opportunity to reduce areas susceptible to surface water flooding on the site.		
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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. 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.		
17. To ensure high and stable levels of employment so 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.						
19. To encourage the	0	0	0	No direct benefits to the tourism sector are anticipated.		

Table C21 Banbury 6 Employment Land West of M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
development of a buoyant, sustainable tourism sector					
<p>Summary: The site is located approximately 1.5 km east of Banbury town centre and within 1 km of the railway station. There is existing industrial development in the northern area of the site, with the remainder comprising undeveloped land. The M40 forms much of the eastern boundary, and industrial development and a sewage works is located immediately west. The northern area of the site lies Flood Zone 1; however, Flood Zones 2 and 3 cover the southern part of the site. There are no ecological, landscape or cultural heritage designations on the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final LSCA as having high capacity for employment development.</p> <p>No significant impacts, either positive or negative, are identified.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, improving accessibility to services and facilities, reducing air pollution, protecting/ enhancing the landscape and historic environment and reducing road congestion.</p> <p>Minor negative impacts are identified in relation to creating vibrant communities, reducing flood risk and maintaining water quality.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime, conserving biodiversity reducing waste generation, increasing energy efficiency and reducing resource consumption.</p> <p>Neutral effects are identified in relation to improving health and well-being, efficiency of land use and encouraging the tourism sector.</p>					

23 Banbury 8 Land at Bolton Road – Banbury

The site assessed is that proposed in the Submission Local Plan 2013 and shown in Figure C.22.

The site covers approximately 1.8 hectares and is located in central Banbury.

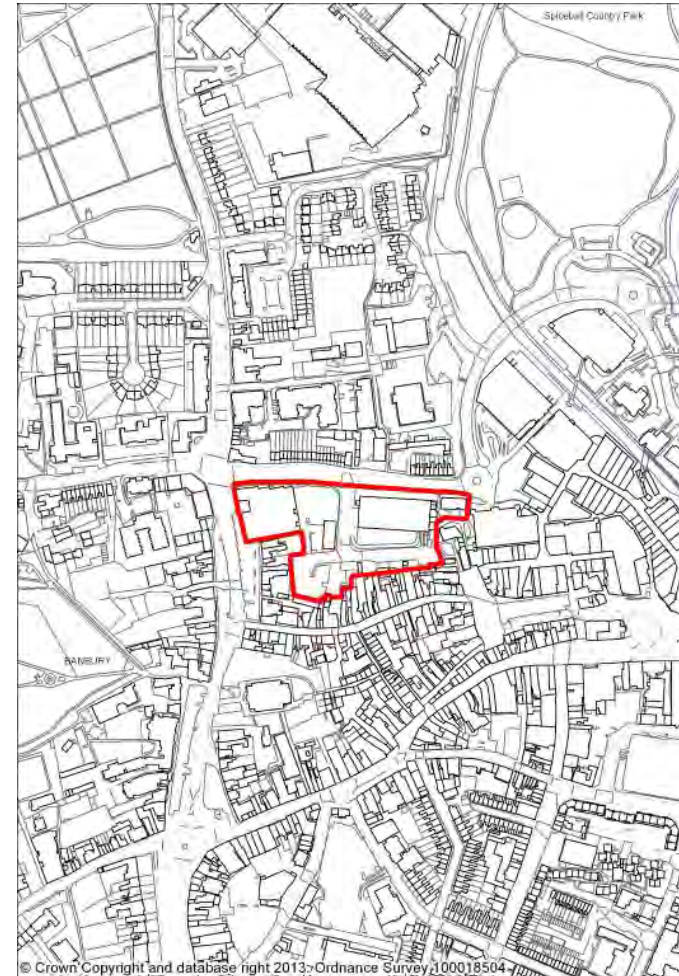


Figure C.22: Banbury 8 Land at Bolton Road

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.					
2. To reduce the risk of flooding and the 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 and 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 playspace, allotment and tennis court provision¹²⁸. 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 development¹²⁹.</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west.
4. To reduce poverty and	+	+	+	Provision of new housing or employment development on the	

¹²⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹²⁹ WYG (2013) *Banbury Landscape Sensitivity and Capacity Assessment (Final Draft)*

Table C22 Banbury 8 Land at Bolton Road - Banbury					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
social exclusion				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. There are no direct impacts on this objective; the achievement of this objective will depend on implementation.	
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	+	+	+	The development is located in central Banbury and noise concerns may be an issue. However, new development may provide new cultural facilities to enhance existing provision in and around the town centre. There are no direct impacts on this objective; the achievement of this objective 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 employment development in the town centre and eastern part of the town. Redevelopment should help improve connectivity within the town centre. A major positive 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.

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	++	++	++	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.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	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. The site has good permeability through existing residential areas as well access to public rights of way. Air pollution from road transport may adversely affect the living environment on the site if this is not address through implementation. A minor positive impact is therefore identified,	Enhancement: promote the inclusion of energy efficiency measures in new development.
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	There are no locally or nationally designated sites within or near to the site boundary. There is limited opportunity to conserve and enhance biodiversity on the site, which is currently built up. However, this will depend on implementation. 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 to incorporate planting and landscaping to encourage biodiversity.
11. To protect, enhance and make accessible for enjoyment, the District's	-	-	-	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	Enhancement: development should take account of the cultural heritage setting of the site, and a cultural heritage

Table C22 Banbury 8 Land at Bolton Road - Banbury					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
countryside and historic environment				<p>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>	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	++	++	++	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.	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 and local products.	?	?	?	The achievement of this objective will depend on implementation (e.g. Code for Sustainable Homes level required and sustainable use of resources in construction).	Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.
14. To reduce waste	?	?	?	The achievement of this objective will depend on	Enhancement: ensure sustainable waste

Table C22 Banbury 8 Land at Bolton Road - Banbury					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generation and disposal, and achieve the sustainable management of waste.				implementation of any development on the site.	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 achieve sustainable water management	0	0	0	There are no surface watercourses located within or near the site; therefore, a neutral impact is identified.	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.	
17. To ensure high and stable levels of employment so 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					

Table C22 Banbury 8 Land at Bolton Road - Banbury					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
District					
19. To encourage the development of a 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.
<p>Summary: The site is located within Banbury town centre and is on previously developed land. There are no surface watercourses on or near to the site and the site lies within EA Flood Zone 1. The southern area of the site within Banbury Conservation Area, which extends further south, and there is one listed building on the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final LSCA as having medium-high capacity for employment development and medium capacity for residential development.</p> <p>Significant positive impacts are identified in relation to improving accessibility, efficiency of land use and reducing road congestion.</p> <p>Minor positive impacts are identified in relation to reducing poverty and social exclusion, reducing crime, recreating vibrant communities, reducing air pollution, conserving biodiversity and encouraging the tourism sector.</p> <p>No significant negative impacts are identified.</p> <p>Minor negative impacts are identified in relation to protecting the landscape and historic environment.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to improving energy efficiency, sustainable use of resources and reducing waste generation.</p> <p>An uncertain impact is identified where it is considered that there is potential for achievement of the objective on the site; however, this would be determined by an appropriate policy. This relates to reducing flood risk, improving health and well-being and maintaining/improving water quality.</p>					

24 Banbury 9 Spiceball Development Area

The site assessed is that proposed in the Submission Local Plan 2013 and shown in Figure C.23.

The site covers approximately 4.5 hectares and is located in central Banbury, between the Oxford Canal and the River Cherwell.

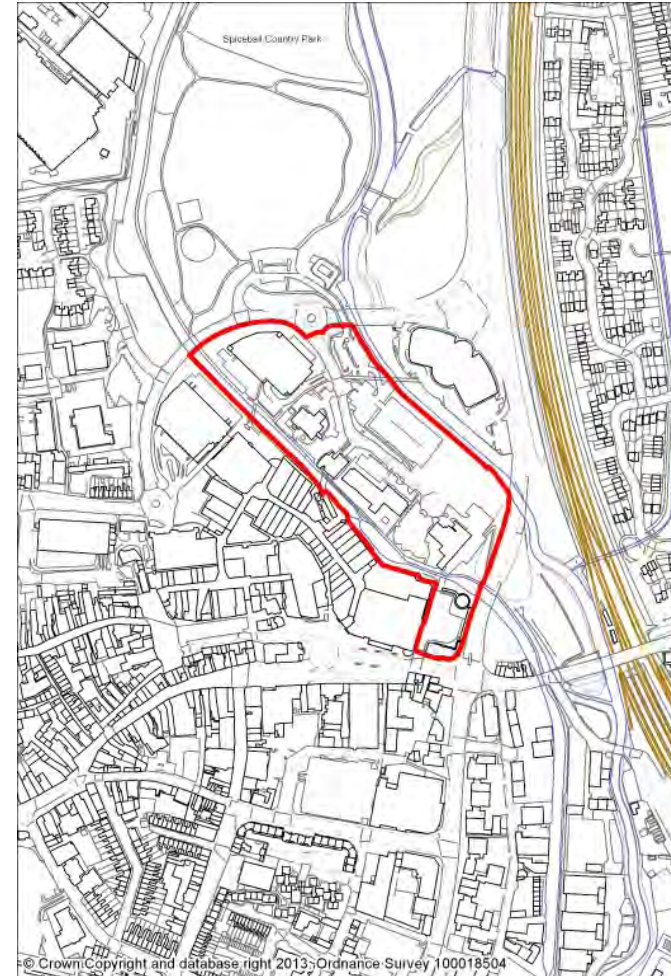


Figure C.23: Banbury 9 Spiceball Development Area

Table C23 Banbury 9 Spiceball Development Area					
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.					
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	-	-	-	<p>The Oxford Canal forms the western site boundary and the River Cherwell forms the eastern site boundary. The site lies within EA Flood Zones 2 and 3, and much of the site is covered by areas shown as susceptible to flooding from surface water run-off, as areas of 'more' and 'intermediate' susceptibility.</p> <p>Therefore, any new development on the site would need to take account of flood protection measures.</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. Development must be subject to a Flood Risk Assessment.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	0	0	<p>A public footpath (the Canal towpath) follows the western site boundary and Spiceball Country Park is located 200 m north of the site. There is an opportunity to enhance the canalside and the setting of the River Cherwell to provide new public spaces and to attract new visitors.</p> <p>The site is within the Grimsby and Castle ward where there are deficiencies in children's playspaces, allotments, and tennis court provision¹³⁰.</p> <p>According to the Final Draft LSCA (2013), the site is not considered suitable for formal recreational development; however, due to the urban context and adjacent sports facility, a managed outdoor multi-use games areas (e.g. all weather</p>	<p>Enhancement: development should enhance the recreational route on-site and provide further connections from the site to the existing footpath network to the west and east.</p>

¹³⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C23 Banbury 9 Spiceball Development Area					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				pitches) could form part of a commercial development.	
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). There are no direct impacts on this objective; the achievement of this objective will depend on implementation.	
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 section of the Cherwell community	+	+	+	The south-eastern boundary of the site is located adjacent to the A4260 meaning noise concerns may be an issue. However, development of the site would provide the opportunity to improve the townscape, public realm, canal side, and residential amenity and improve satisfaction of people with their neighbourhoods.	Enhancement: include requirement for sustainable transport measures to reduce need for travel.
7. To improve accessibility to all services and facilities	++	++	++	This location is highly sustainable as it is close to the town centre and the bus station is located on the site's southern boundary. In addition, the train station, leisure facilities, schools and employment opportunities are all located within the town centre.	
8. To improve efficiency in land use through the re-use of previously developed land and	++	++	++	The site is previously developed and any development on the site would achieve urban regeneration and would have the potential for re-use of buildings. Development would also require the remediation of any contaminated land.	Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development

Table C23 Banbury 9 Spiceball Development Area					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	The development of this site would help to promote sustainable transport as it is close to the town centre and the bus station is located on the site's southern boundary. The site is also located adjacent to the A4260 and approximately 500 m from the railway station. The canal towpath will also allow for cycling and walking.	Enhancement: development should promote energy efficiency and renewable energy generation.
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+	<p>There are no statutory or non-statutory sites of ecological value located within or near to the site, and there are no BAP Priority Habitats located on the site.</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.</p> <p>There is also the potential for ecological enhancement, in connection with the Canal and River Cherwell; therefore a minor positive impact 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>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 site is assessed as having medium to low landscape and visual sensitivity. The site has medium capacity for residential development in some areas (including the river and canal frontages) and medium-high capacity for employment/commercial development according to the Final</p>	<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.</p> <p>Proposals should improve site boundary features including establishment of vegetation along the banks of the River</p>

Table C23 Banbury 9 Spiceball Development Area					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Draft LSCA (March 2013). The site has medium to low capacity for recreation and woodland development. There are no listed buildings located within the site boundary. However, the Oxford Canal and associated lock and former grain mill lie within the site and there is a scheduled ancient monument (Tooley's Boatyard) located immediately west of the site. There is the opportunity to preserve and enhance this historic asset.	Cherwell.
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 near the town centre and within 500m of the railway station which should reduce the need for private car. The sites accessibility also lends itself for people to walk or cycle, using the canal towpath.	Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury.
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. Code for Sustainable Homes level required and sustainable use of resources in construction).	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.	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 achieve sustainable water	-	-	-	The River Cherwell and the Oxford Canal form the eastern and western boundaries of the site. 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	Mitigation: SuDS measures should be implemented to reduce surface water run-off and ensure improvements in run-off water quality.

Table C23 Banbury 9 Spiceball Development Area					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
management				water flooding on the site.	
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	?	?	?	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 CO ₂ savings.	Enhancement: new development should promote energy efficiency.
17. To ensure high and stable levels of employment so 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					
19. To encourage the development of a 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.
<p>Summary: The site is located within Banbury town centre, on previously developed land between the River Cherwell and the Oxford Canal. The bus station is located on the site's southern boundary and the site is close to other town centre services and facilities. The site lies within Flood Zones 2 and 3, with substantial areas identified as susceptible to surface water flooding. The site is identified as having medium capacity for residential development and medium-high capacity for employment development.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is assessed in the Final</p>					

Table C23 Banbury 9 Spiceball Development Area					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>LSCA as having medium-high capacity for employment development and medium capacity for residential development.</p> <p>Significant positive impacts are identified in relation to improving access to services and facilities, efficiency of land use, reducing air pollution and reducing road congestion.</p> <p>Minor positive impacts are identified in relation to improving health and wellbeing of the population, reducing poverty and social exclusion, reducing crime, creating vibrant communities, conserving and enhancing biodiversity and encouraging the tourism sector</p> <p>No significant negative impacts are identified.</p> <p>Minor negative impacts are identified in relation to reducing flood risk, protecting the landscape and historic environment and maintaining water quality.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to protecting and enhancing the historic environment, sustainable use of resources, reducing waste generation and improving energy efficiency.</p> <p>Neutral effects are identified in relation to improving health and well-being.</p>					

25 Banbury 10 Bretch Hill Regeneration Area

The site assessed is that proposed in the Submission Local Plan 2013 and shown in Figure C.24.

Bretch Hill Regeneration Area as identified in the Submission Local Plan, focusses on Ruscote Ward and part of Neithrop Ward. It is located within the existing urban area of western Banbury, where there is existing residential development, including services and facilities. It is proposed that development within this area would comprise small scale redevelopment to improve the existing housing stock, retail and community facilities, services and employment.



Figure C.24: Banbury 10 Bretch Hill Regeneration Area

Table C24 Banbury 10 Bretch Hill Regeneration					
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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	0	0	0	There are no surface water courses located within the development area and the site lies within EA Flood Zone 1. EA mapping indicates some linear areas susceptible to surface water flooding, shown as areas of 'less' and 'intermediate' susceptibility running from east to west through the middle of the site, and redevelopment may provide the opportunity to reduce these areas.	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 and reduce inequalities in health	+	+	+	<p>The site lies within Banbury Ruscombe ward, which has existing deficiencies in natural / semi natural greenspace, tennis courts, childrens playspace and allotments¹³¹.</p> <p>There are several public footpaths that run through the middle of the site, and several smaller sections of public footpath that run along the north eastern and south-western boundary of the site.</p> <p>There are is an area of open greenspace located in the northern part of the site.</p> <p>There is the potential to improve health and wellbeing of the population; however, the extent of this will depend on implementation.</p>	Enhancement: any development of this site should include adequate provision of greenspace.
4. To reduce poverty	+	+	+	There is potential for the regeneration of the area to create new	Enhancement: Include requirement for

¹³¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C24 Banbury 10 Bretch Hill Regeneration					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and social exclusion				facilities, and integration with Bretch Hill estate could assist with reducing poverty and social exclusion.	adequate provision of affordable, mixed tenure housing, and new sport and recreation opportunities.
5. To reduce crime and disorder and the fear of crime.	++	++	++	The regeneration of the 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 of the site would provide the opportunity to improve residential amenity and sense of place and improve satisfaction of people with their neighbourhoods. New development may provide new community services and facilities to improve provision of this part of Banbury.	
7. To improve access to services and facilities.	+	+	+	The site is located approximately 1-2 km from Banbury town centre and the site has fairly good access to employment areas from the town centre particularly by road, although it is considerable distance to these areas. The site has several recycling points, a library and community centre. Redevelopment should help improve connectivity within the town centre.	Enhancement: regeneration of the site should include improve existing services and facilities, to reflect the communities needs and support its health, social and cultural wellbeing.
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	++	++	++	The site is located within an area of previously developed land and development would not result in the loss of agricultural land, but would encourage urban renewal. Therefore, a significant positive impact is identified.	

Table C24 Banbury 10 Bretch Hill Regeneration					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
encouraging urban renaissance					
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	The site has good permeability but is relatively distant from Banbury town centre. Regeneration would provide opportunities for sustainable transport patterns and potential reductions in emissions.	Enhancement: development should promote sustainable transport and energy efficiency.
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. There are no Biodiversity Action Plan Habitats located within the site and will not result in the fragmentation of existing habitats.</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.</p> <p>There is the potential for ecological enhancement, through the creation of new areas of greenspace; however, this will depend on implementation.</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	+	+	+	<p>There are no landscape or archaeological designations on the site. However, the site lies immediately east of an Area of High Landscape Value¹³² and redevelopment on the site may have an impact on the adjacent landscape character. In addition, Wroxton Abbey Historic Park and Garden lies approximately 500m west of the site.</p> <p>The site is previously developed and its redevelopment would provide</p>	<p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development</p> <p>Protection/enhancement of public rights</p>

¹³² Cherwell District Council data set

Table C24 Banbury 10 Bretch Hill Regeneration					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
environment				opportunities to improve linkages to existing development and reduce the need to travel by car. Public footpaths cross the site.	of way.
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need to travel by car / lorry	+	+	+	The site has good permeability but it is located 1-2 km from Banbury town centre, increasing distances to key destinations. This is a previously developed area identified for regeneration, there are potential opportunities to link pedestrian and cycle paths with similar infrastructure to the west of the site.	Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury.
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. Code for Sustainable Homes level required and sustainable use of resources in construction).	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. There are several recycling points located on the site.	Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling.
15. The maintain and improve the water quality of the District's rivers and achieve	0	0	0	There are no surface watercourses located within the site boundary. and the site lies within EA Flood Zone 1. This is a previously developed area identified for regeneration, a neutral effect is identified.	Enhancement: SuDS measures should be implemented to reduce surface water run-off and ensure improvements in run-off water quality.. Ensure sustainable

Table C24 Banbury 10 Bretch Hill Regeneration					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
sustainable water management					water management, including low water consumption measures.
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 there is potential to facilitate a district heating/CHP system, this would be further facilitated if sufficient densities were achieved. However, there are few complementary heat loads close by at present to facilitate this.</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>	
17. To ensure high and stable levels of employment so 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					
19. To encourage the development of a buoyant, sustainable	0	0	0	It is considered unlikely that the development of this site would enhance significantly the tourism sector within Banbury, as it is located some distance from the town centre.	Enhancement: new development should seek to include visitor attractions, including greenspace, by taking

Table C24 Banbury 10 Bretch Hill Regeneration					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
tourism sector					advantage of the location.
<p>Summary: The site is located approximately 1-2 km west of Banbury town centre. It is currently located on developed land and there is green space to the north and west of the site. There are no surface watercourses located in the site and the site lies entirely within Flood Zone 1. The site is relatively distant from existing employment areas; however, there are existing services and facilities located in the area. There are no ecological, landscape or cultural heritage designations located on the site; however, an Area of High Landscape Value lies immediately west of the site.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031.</p> <p>Significant positive impacts are identified in relation to reducing crime, creating vibrant communities and efficiency of land use.</p> <p>Minor positive impacts are identified in relation reducing poverty and social exclusion. improving access to services and facilities, reducing air pollution, conserving biodiversity, protecting the landscape and historic environment and reducing road congestion.</p> <p>No significant or minor negative impacts are identified.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to sustainable use of resources, reducing waste generation and improving energy efficiency.</p> <p>Neutral effects are identified in relation to reducing flood risk and encouraging sustainable tourism.</p>					

26 BAN 3: West of Warwick Road

This assessment is made of the area covered by Options for Growth 2008 Site J (western part).

The site boundary is shown on Figure C.25.



Figure C.25: BAN 3 West of Warwick Road

Table C25 BAN 3: West of Warwick 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.					
2. To reduce the risk of flooding and the 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 water features on or immediately surrounding the site. EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central and south western areas of the site, with areas of 'less' and 'intermediate' susceptibility ¹³³ .	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 and reduce inequalities in health	+	+	+	The site lies on the north western edge of Banbury, and north east of the village of Drayton. Therefore, it will have access to existing facilities in these locations. The site lies in Wroxton ward, which has existing deficiencies in children's playspace and tennis court provision ¹³⁴ . 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 town ¹³⁵ . According to the 2010 LSCA ¹³⁶ , the site would have high	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west.

¹³³ Environment Agency data set

¹³⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹³⁵ Cherwell District Council (2008) *Cherwell Green Spaces Strategy 2008-2016*

¹³⁶ Halcrow (2010) *Cherwell District Landscape Sensitivity and Capacity Assessment*

Table C25 BAN 3: West of Warwick Road					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				capacity to accept unlit playing fields in the flatter areas,	
4. To reduce poverty and social exclusion	?	?	?	Final Draft LSCA (March 2013) indicates low - medium capacity for residential development and low capacity for employment. Any potential to achieve this objective will depend on implementation.	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 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 section of the Cherwell community	?	?	?	<p>The B4100 (Warwick 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>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>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>	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. Although some distance from local facilities at Hanwell Fields, the site is next to the North Oxfordshire Academy and has the potential to be integrated with the	Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.

Table C25 BAN 3: West of Warwick Road					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				surrounding built-up area.	
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 there are no existing buildings on the site. However, a club house is located immediately west of the site boundary and it is understood that the site is currently used as a golf course, with a caravan park located in the northern area of the site. 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 2-3 km north west of Banbury town centre and is not previously developed; therefore, any development of the site would result in increased traffic emissions. The site is next to the secondary school. The site has the potential to link with Hanwell Fields, although the local services are located at the eastern end of the Hanwell Fields development.	Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, enhance and create resources for the District's biodiversity	+	+	+	There are no national or local designated sites on the site and no BAP priority habitats. The nearest area of BAP priority habitat (lowland mixed deciduous woodland) is approximately 300m west of the site's north west corner.	
11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic	+	+	+	Natural England National Character Area 95: Northamptonshire Uplands County Landscape Character: Farmland plateau ¹³⁷	Mitigation: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future

¹³⁷ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
environment				<p>District Landscape Character: Incised ironstone plateau¹³⁸</p> <p>The entire site is part of a larger area designated as an Area of High Landscape Value¹³⁹. In addition, the Drayton Conservation Area is located immediately south west of the site and the Wroxton Abbey Historic Garden and Designed Landscape (HGDL) is located approximately 700 m south west of the site.</p> <p>The site has medium to high landscape and visual sensitivity. The site is assessed as having low to medium capacity for residential development, with low capacity for employment development as this would not be in keeping with the existing landscape character or uses. The site has medium capacity for formal recreation and medium to high capacity for woodland. Development on the site would have an impact on the landscape and would also have an indirect impact on the setting of the Conservation Area and HGDL.</p> <p>There are no public footpaths crossing the site.</p>	<p>development of the site.</p> <p>Significant hedgerows and boundary trees should be incorporated into the development. A landscape buffer is likely to be required to protect the setting of Drayton Conservation Area.</p> <p>The Warwick Road frontage should be designed to provide a green gateway to Banbury</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 2-3 km north west of Banbury town centre, and approximately 500m north east of the village of Drayton. 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 (to the south east). Promote energy efficiency and on-site renewable energy generation.</p>

¹³⁸ Cherwell District Landscape Assessment (1996)

¹³⁹ Cherwell District Council data set

Table C25 BAN 3: West of Warwick Road						
SA Objective	Duration			Assessment	Mitigation or Enhancement	
	S	M	L			
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. Code for Sustainable Homes level required for new housing 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 achievement of this objective will depend on implementation of any development on the site.	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 achieve sustainable water management	0	0	0	There are no watercourses on the site; the achievement of this objective would 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	?	?	?	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 CO ₂ savings.		
17. To ensure high and						

Table C25 BAN 3: West of Warwick Road					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
stable levels of employment so 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.					
19. To encourage the development of a 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>Summary: The site is located approximately 2-3 km north west of Banbury town centre. It is currently greenfield, occupied by a golf course and caravan park. There are no surface water features on the site and the site lies entirely within Flood Zone 1. The site also lies within an Area of High Landscape Value and lies adjacent to the Drayton Conservation Area. It is relatively distant from existing employment areas.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 although this site is assessed in the Final LSCA as having low capacity for employment development and low-medium capacity for residential development.</p> <p>Significant negative impacts are identified in relation to efficiency of land use.</p> <p>No minor negative impacts are identified.</p> <p>No significant positive impacts are identified.</p>					

Table C25 BAN 3: West of Warwick Road					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Minor positive impacts are identified in relation to improving health and well-being, reducing poverty and social exclusion, improving accessibility, reducing air pollution, conserving biodiversity, protecting and enhancing the landscape and historic environment and reducing road congestion.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, creating vibrant communities, sustainable use of resources, reduction of waste, and increasing energy efficiency.</p> <p>Neutral impacts are identified in relation to reducing flood risk, maintaining water quality and encouraging sustainable tourism.</p>					

27 BAN 4: Land South of Salt Way

This assessment is principally focused on the most recently promoted area of land (red edged area). The implications of allocating the larger area of the 2008 Options for Growth Site G (blue edged area) are presented within the summary section.

The site boundary is shown on Figure C.26.

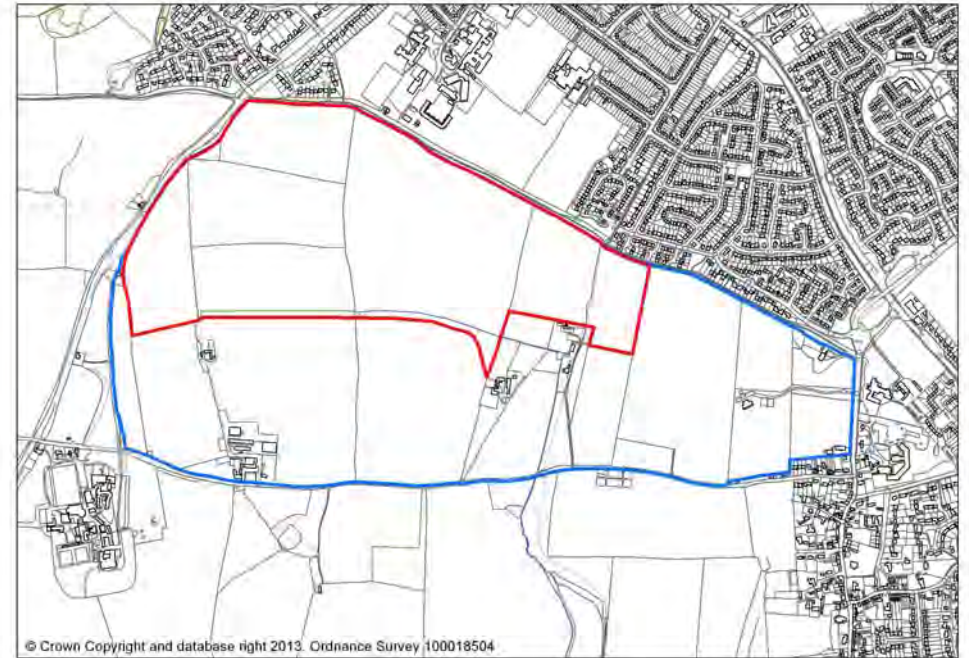


Figure C.26: BAN 4 Land South of Saltway

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	<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.</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-south¹⁴⁰.</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>
3. To improve the health and well being of the population and 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 provision¹⁴¹.</p> <p>Salt Way, which forms the northern site boundary, is of</p>	<p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and west.</p>

¹⁴⁰ Environment Agency data set

¹⁴¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>significant recreational value and there is a network of recreational footpaths crossing the site. National Cycle Route 5 also follows the Salt Way¹⁴².</p> <p>There are well used allotments within the site surroundings (Bodicote parish), in addition to Banbury cricket club and Bodicote recreation ground which are located approximately 500 m east of the site.</p> <p>The site has a high capacity to accept playing fields on the flatter areas and a high capacity to accept informal recreation¹⁴³.</p> <p>The achievement of this objective would depend on implementation.</p>	
4. To reduce poverty and social exclusion	?	?	?	<p>There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p> <p>The Final Draft LSCA¹⁴⁴ states that the site has a capacity of medium to low for both residential and employment development, weighted more towards low than medium. 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. Residential or employment development on the site would alter the visual and physical perception of the overall landscape character within</p>	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.

¹⁴² Sustrans data set

¹⁴³ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Assessment*

¹⁴⁴ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				the site and wider area and should therefore be avoided.	
5. To reduce crime and disorder and the fear of rime.	?	?	?	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.	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 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. Banbury cricket club and Bodicote recreation ground are located approximately 500 m east of the site. 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.	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	+	+	+	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.	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,	--	--	--	The site is not previously developed, and is covered generally by Grade 2 (very good) and Grade 3 (good) agricultural land,. This objective is considered not achievable.	Mitigation: development should encourage reuse of buildings where possible and sustainable design.

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and 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 within 1-2 km of Banbury town centre and any development of the site would result in increased traffic emissions. However, 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 Way¹⁴⁵.</p> <p>The site is relatively close to existing schools and existing facilities to the West of Banbury..</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, a District Wildlife Site (The Saltway) is located adjacent to the north western site boundary. The same site is also shown as a Proposed Local Wildlife Site¹⁴⁶.</p> <p>There is a record of grass snake presence just outside the south east boundary the site, and two more records of grass snake presence approximately 500 m south of the site. There are three records of bat species presence north of the site and one south east of the site.¹⁴⁷</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 habitat (lowland mixed deciduous woodland and lines of very</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.

¹⁴⁵ Sustrans data set

¹⁴⁶ TVERC data set

¹⁴⁷ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Study*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>young plantation) are located in the central and western parts of the site.</p> <p>Final Draft LSCA March 2013 identifies the site's ecological sensitivity 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 District Wildlife Site and loss of BAP habitat.</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</p> <p>County Landscape Character: Upstanding village farmlands¹⁴⁸</p> <p>District Landscape Character: Ironstone hills and valleys¹⁴⁹</p> <p>The entire site is part of a larger area designated as an Area of High Landscape Value¹⁵⁰</p> <p>The landscape and visual sensitivity of the site is assessed as medium to high. An overall capacity for development of medium to low is identified, but low in terms of residential development as this would alter the visual and physical perception of the overall landscape character within the site and the wider area. Similarly there is considered to be low capacity for employment development as commercial and industrial development would adversely affect the existing</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>

¹⁴⁸ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

¹⁴⁹ Cherwell District Landscape Assessment (1996)

¹⁵⁰ Cherwell District Council data set

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>landscape character of the site. There is medium capacity for recreation use and medium to low capacity for woodland¹⁵¹.</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 town¹⁵². There is visual sensitivity in relation to the Salt Way footpath and National Cycle Route, which is used by a large number of people¹¹.</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 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.	Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury. 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. Code for Sustainable Homes level required for new housing 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	?	?	?	The achievement of this objective will depend on	Enhancement: ensure sustainable waste

¹⁵¹ WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

¹⁵² LDA Design (2013) *Banbury Analysis of Strategic Development Potential*

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generation and disposal, and achieve the sustainable management of waste.				implementation of any development on the site.	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 achieve sustainable water management	0	0	0	There is one small watercourse on the site; the achievement of this objective would 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	?	?	?	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 at Easington. 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 CO ₂ savings.	
17. To ensure high and stable levels of employment so 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					

Table C26 BAN 4 Land South of Salt Way

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
competitiveness of the District					
19. To encourage the development of a 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, development on the site may adversely affect the landscape around Salt Way.	

Summary: 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 covered by Grade 2 and Grade 3 agricultural land, and a District Wildlife Site and proposed Local Wildlife Site (The Salt Way) is located immediately north of the site.

There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031, although this site is assessed in the Final LSCA as having low capacity for employment development and low-medium capacity for residential development.

Significant negative impacts are identified in relation to efficiency of land use.

A minor negative impact is identified in relation to conserving biodiversity, protecting the landscape and cultural heritage.

Minor positive impacts are identified in relation to improving health and well-being, reducing air pollution, and reducing congestion.

Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing flood risk, reducing poverty and social exclusion, reducing crime and fear of crime, creating vibrant communities, reducing road congestion, sustainable use of resources, reduction of waste and maintaining water quality.

Neutral effects are identified in relation to maintaining water quality and encouraging sustainable tourism.

With regard to the wider Options for Growth 2008 site G, this would have the same impacts as those described above. Additional features within this larger site would include some existing buildings at Wykham Farm (one of which is listed) and Wykham Park Farm, which may be able to be re-used. There are

Table C26 BAN 4 Land South of Salt Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>also swift records on the site, at Wykham Park Farm, and a National Monument Record (two ring ditches) east of Wykham Farm. Bodicote Conservation Area is located immediately south east of the site¹⁵³, and development on this wider site may have an adverse impact on its setting. Banbury cricket club and Bodicote recreation ground would also be located on the site, which may be beneficial for promoting health and well-being of the population.</p>					

¹⁵³ English Heritage data set

28 Land at Crouch Hill

This assessment is made of the site defined by Local Plan 2012 Representation Ref. 40. The implications of allocating the larger area of the 2008 Options for Growth Site H (northern part) are presented within the summary section.

The site boundary is shown on Figure C.27.

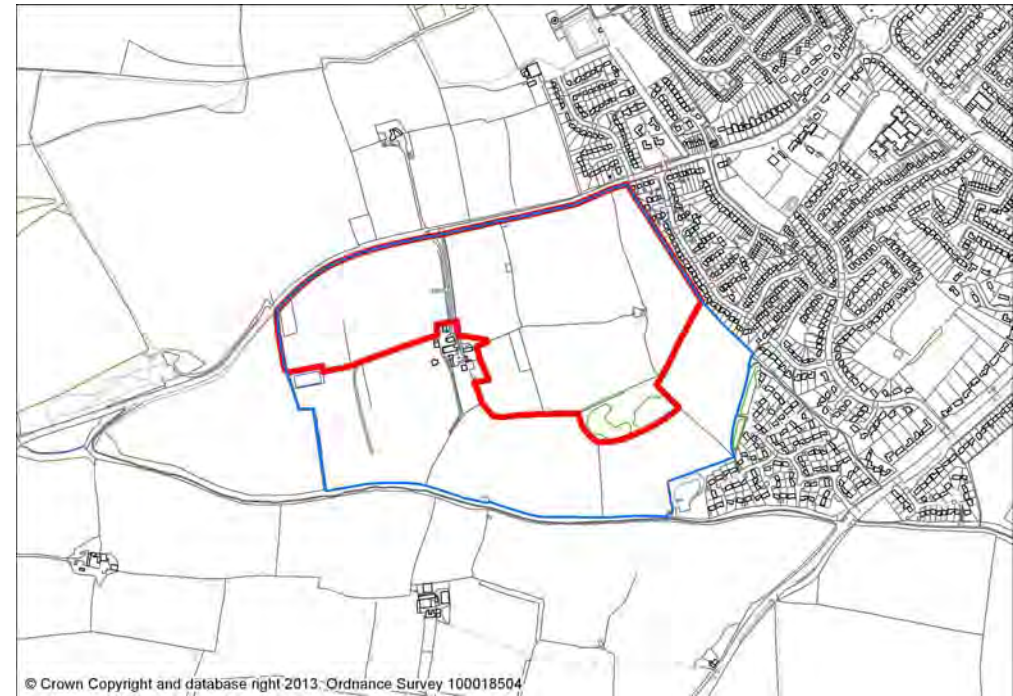


Figure C.27: Land at Crouch Hill

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.					
2. To reduce the risk of flooding and the 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 ¹⁵⁴ .	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 and 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 ¹⁵⁵ . There are footpaths on the summit of Crouch Hill, in the south east area of the site.	Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south.
4. To reduce poverty and social exclusion	0	0	0	The Final Draft LSCA (March 2013) indicates low capacity for residential and employment development. There are no direct impacts on this objective. There are no direct impacts on this	Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.

¹⁵⁴ Environment Agency data set

¹⁵⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C27 Land at Crouch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				objective.	
5. To reduce crime and disorder and the fear of crime.	?	?	?	The site is currently 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 section of the Cherwell community	-	-	-	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, the achievement of this objective will largely 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. However, there are constraints to the integration of the site with the existing urban 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.
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 2 agricultural land, with an area of Grade 5 agricultural land in the western area of the site, near to existing built development. This objective is unlikely to be achieved.	
9. To reduce air pollution	-	-	-	The site is located within 2 km of Banbury town centre;	Mitigation: development should promote

Table C27 Land at Crouch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
including reducing greenhouse gas emissions and ensure the District is ready for its impacts				however, the site is not previously developed and any development of the site would result in increased traffic emissions.	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. However, a District Wildlife Site (The Salt Way) is located approximately 150 m south of the site. The same site is also shown as a Proposed Local Wildlife Site. The Bretch Local Wildlife Site is located approximately 150 m west of the site ¹⁵⁶ . An area of approximately 1.3 ha on the southern slope of Crouch Hill contains BAP priority habitat. Development of the site could result in loss of BAP habitat.	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 environment	--	--	--	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. The site lies entirely within an Area of High Landscape Value ¹⁵⁷ . The site is currently occupied by arable land and the summit of	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 protected and enhanced.

¹⁵⁶ TVERC data set

¹⁵⁷ Cherwell District Council data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Crouch Hill has developed a covering of scrub and trees, with hedgerows radiating from it¹⁵⁸. 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 Hill²³.</p> <p>The site is assessed as having medium to high landscape sensitivity and high visual sensitivity. 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 detrimental to the overall landscape character and appearance of the area. The site has medium to low capacity for informal recreation around Crouch Hill and low capacity for woodland as this would restrict views of Crouch Hill and the wider area.</p> <p>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.¹⁵⁹</p> <p>There is one National Monument Record (a ditch) on the south boundary of the site, on the south slope of Couch Hill¹⁶⁰.</p> <p>There are public footpaths crossing the site providing access to</p>	

¹⁵⁸ Halcrow (2010) *Banbury Landscape Sensitivity and Capacity Assessment*

¹⁵⁹ LDA (2013) *Banbury Analysis of Strategic development Potential*

¹⁶⁰ English Heritage data set.

Table C27 Land at Crouch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Crouch Hill. 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.	
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 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 is located within 150 m of the southern site boundary. However, there is limited capacity for non-car linkages to the urban area.	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. Code for Sustainable Homes level required for new housing 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 achievement of this objective will depend on implementation of any development on the site.	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 achieve sustainable water management	?	?	?	There are no surface watercourses on the site; 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	?	?	?	The achievement of this objective would depend on	Enhancement: new development should

Table C27 Land at Crouch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
efficiency, and the proportion of energy generated from renewable sources in the District				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 CO ₂ savings.	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.					
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District					
19. To encourage the development of a 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.	
<p>Summary: The 2012 Representation Ref 40 site lies approximately 1-2 km west of Banbury town centre, with the B4035 (Broughton Road) forming the northern site boundary and the summit of Crouch Hill in its south eastern area. The site is located entirely within Flood Zone 1 and there are no surface watercourses on the site. It lies entirely within an Area of High Landscape Value and Crouch Hill is identified sensitive in landscape and visual terms.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031, although this site is assessed in the</p>					

Table C27 Land at Crouch Hill					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>Final LSCA as having low capacity for both employment and residential development.</p> <p>Significant negative impacts are identified in relation to efficiency of land use and conserving landscape and cultural heritage.</p> <p>Minor negative impacts are identified in relation to creating vibrant communities, increasing accessibility, reducing air pollution, conserving biodiversity, and reducing road congestion.</p> <p>No significant positive impacts are identified.</p> <p>Minor positive impacts are identified in relation to improving health and well being.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, c sustainable use of resources, reduction of waste and increasing energy efficiency.</p> <p>Neutral impacts are identified in relation to reducing flood risk, reducing poverty and social exclusion, maintaining water quality and encouraging sustainable tourism.</p> <p>With regard to the wider Options for Growth 2008 site H (northern part), this would have the same impacts as those described above. Additional features within this larger site would include some existing buildings at Crouch Hill Farm, which may be able to be re-used. The Salt Way recreational route, which also comprises part of National Cycle Route 5 and is designated as a District Wildlife Site and Proposed Local Wildlife Site, would form the southern boundary of this larger site; therefore development within this wider site boundary may have a negative impact on biodiversity and on visual amenity.</p>					

29 Land at Crouch Farm

This assessment is made of the site defined by Local Plan 2012 Representation Ref 178. The implications of allocating the larger area of the 2008 Options for Growth Site H (southern part) are detailed within the summary section.

The site boundary is shown on Figure C.28.

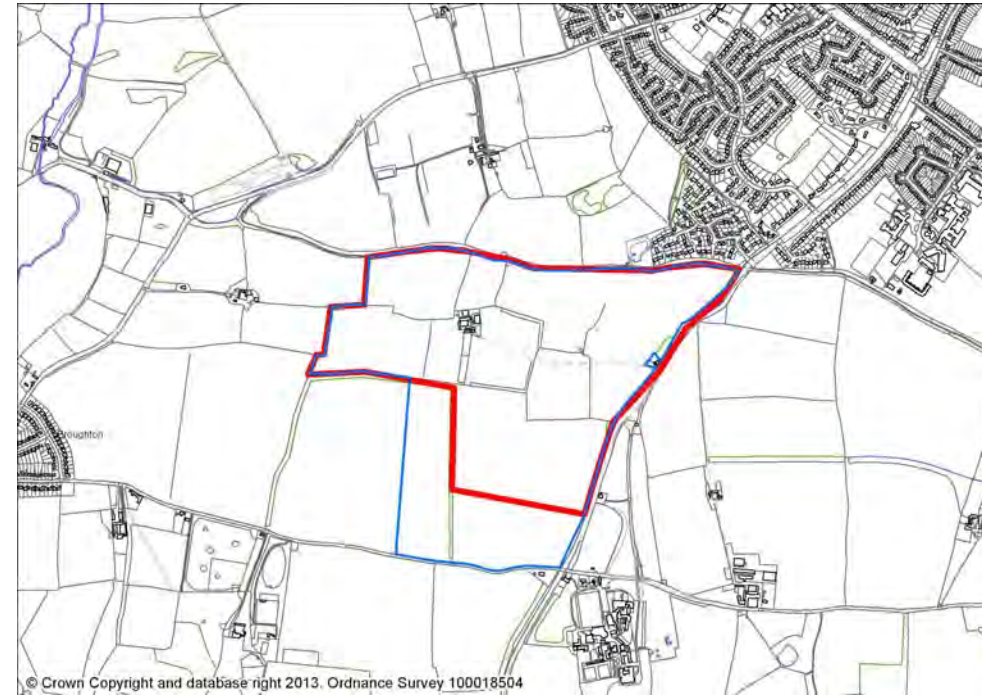


Figure C.28: Land at Crouch Farm

Table C28 Land at Crouch 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.					
2. To reduce the risk of flooding and the 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 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 ¹⁶¹ .	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 and 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 ¹⁶² . 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 ¹⁶³ . The Final Draft LSCA March 2013 indicates a medium-low capacity for informal recreation linked	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east.

¹⁶¹ Environment Agency data set

¹⁶² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁶³ Sustrans data set

Table C28 Land at Crouch Farm					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				to the Salt Way.	
4. To reduce poverty and social exclusion	0	0	0	There are no direct impacts on this objective; the achievement of this objective will depend on implementation. 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 detrimental to the overall landscape character and appearance of the area.	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 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 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. However, the achievement of this objective will largely 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 access to services and facilities.	+	+	+	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.	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	--	--	--	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	Mitigation: existing buildings should be re-used where possible.

Table C28 Land at Crouch Farm					
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				agricultural land ¹⁶⁴ . This objective is unlikely to be achievable; however there may be some opportunity to reuse existing buildings.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+	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..	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 sites located on the site. However, a District Wildlife Site (The Salt Way) forms the northern site boundary. The same site is also shown as a Proposed Local Wildlife Site. The Bretch Local Wildlife Site is located approximately 300 m north west of the site ¹⁶⁵ . An area of approximately 0.5 ha in the centre of the site contains BAP priority habitat (young plantation). Development of the site could result in loss of BAP habitat.	Mitigation: Ecological surveys should be provided as part of any proposal for development.
11. To protect, enhance and make accessible for enjoyment, the	-	-	-	Natural England National Character Area 95: Northamptonshire Uplands County Landscape Types: Farmland Plateau and Upstanding Village	Mitigation: a full landscape and visual assessment, and a, archaeology and cultural heritage assessment, should be undertaken in respect of any new

¹⁶⁴ DEFRA data set¹⁶⁵ TVERC data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
District's countryside and historic environment				<p>Farmlands</p> <p>At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.</p> <p>The site lies entirely within an Area of High Landscape Value¹⁶⁶.</p> <p>The site is assessed as having medium to high landscape sensitivity and high visual sensitivity. Salt Way, a historic route and bridleway, runs along the northern boundary of the site and Crouch Hill lies immediately to the north. The site has low capacity for residential development due to the proximity of Crouch Hill and Salt Way. It would also result in fragmentation of development on the urban fringe. The site is also assessed as having low capacity for employment development as this would be detrimental to the overall landscape character and appearance of the area. The site has medium to low capacity for informal recreation and low capacity for woodland as this would alter the landscape character of the upper slopes of Sor Valley and restrict views of Crouch Hill and the wider area.</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 Way¹⁶⁷.</p> <p>Crouch Farmhouse is a Grade 2 Listed Building¹⁶⁸. There is also a</p>	<p>development on the site.</p> <p>Public rights of way should be protected and enhanced.</p>

¹⁶⁶ Cherwell District Council data set

¹⁶⁷ Halcrow (2010) *Banbury Landscape Sensitivity and Capacity Assessment*

Table C28 Land at Crouch Farm					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>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> <p>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.</p>	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need to travel by car / lorry	+	+	+	<p>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 400 m 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.</p> <p>Any development on the site would be likely to increase traffic volumes; however, achievement of this objective would 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. Code for Sustainable Homes level required for new housing and 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	?	?	?	<p>The achievement of this objective will depend on implementation of</p>	Enhancement: ensure sustainable waste

¹⁶⁸ English Heritage data set

Table C28 Land at Crouch Farm					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
generation and disposal, and achieve the sustainable management of waste.				any development on the site.	management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.
15. The maintain and improve the water quality of the District's rivers and achieve sustainable water management	0	0	0	There are no surface watercourses on the site; 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	?	?	?	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 CO ₂ savings.	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.					
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term					

Table C28 Land at Crouch Farm					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
competitiveness of the District					
19. To encourage the development of a 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.	
<p>Summary: The 2012 Representation Ref 178 site lies approximately 1-2 km west of Banbury town centre, with the A361 forming the eastern site boundary and Salt Way recreational route and District Wildlife Site forming the northern site boundary. The site is located entirely within Flood Zone 1 and there are no surface watercourses on the site. Most of the site is covered by Grade 2 and 3 agricultural land and the site lies entirely within an Area of High Landscape Value.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031, although this site is assessed in the Final LSCA as having low capacity for both employment and residential development.</p> <p>No significant positive impacts are identified.</p> <p>A significant negative impact is identified in relation to efficiency of land use.</p> <p>A minor negative impact is identified in relation to protecting the landscape and cultural heritage.</p> <p>Minor positive impacts are identified in relation to improving health and well-being, improving accessibility, reducing air pollution and conserving biodiversity.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to reducing crime and fear of crime, creating vibrant communities, sustainable use of resources, reduction of waste, and increasing energy efficiency.</p> <p>Neutral impacts are identified in relation to reducing flood risk, reducing poverty and social exclusion, maintaining water quality and encouraging sustainable tourism.</p> <p>With regard to the wider Options for Growth 2008 site H (southern part), this would have the same impacts as those described above. The additional area within the Options for Growth site H (southern Part), extending further south than the site assessed above, is of low landscape sensitivity and moderate visual sensitivity.</p>					

30 BAN 7: Land East of the M40

This assessment is made of the site defined by Local Plan 2012 Representation Ref 223. The implications of allocating the larger area of the 2008 Options for Growth Site C (minus the northern parcel of the 2008 Site C, which now has planning permission for a Country Park) are detailed within the summary section.

The site boundary is shown on Figure C.29.

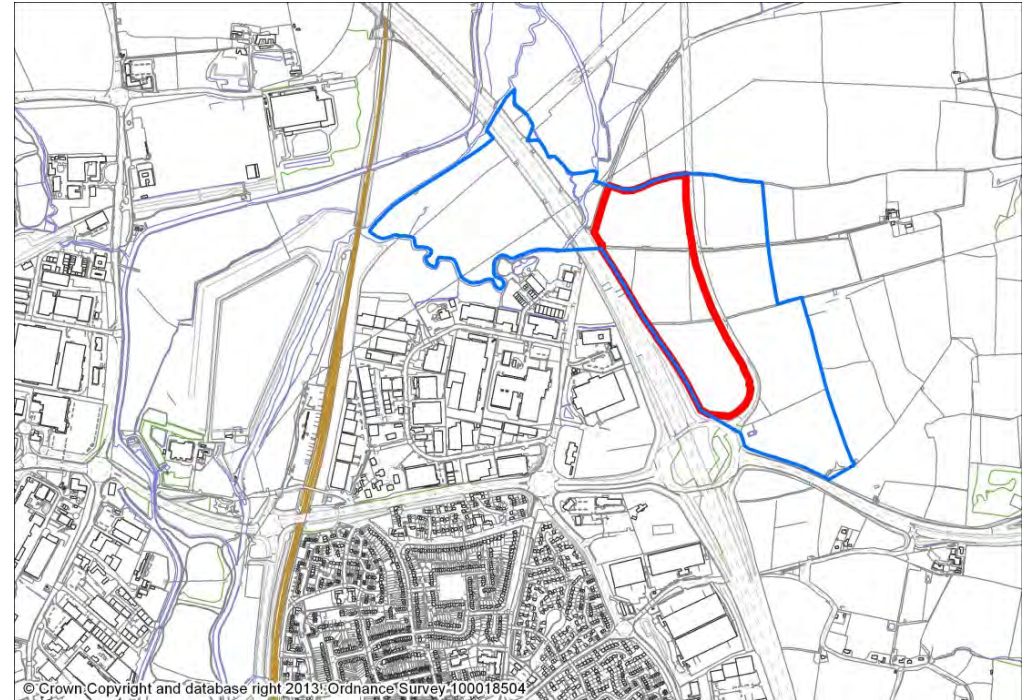


Figure C.29: BAN 7 Land East of the M40

Table C29 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.					
2. To reduce the risk of flooding and the 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 located in the north west corner associated with the River Cherwell. There is a small tributary of the River Cherwell also located in the north west area of the site. EA mapping shows that much of the site is at risk of flooding from surface water runoff, with the central and northern areas of the site shown as areas of 'less' susceptibility and an area shown as 'moderate' susceptibility in the southern part of the site ¹⁶⁹ .	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 and reduce inequalities in health	+	+	+	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. The site lies in Banbury Grimsby and Castle ward which has existing deficiencies in allotments, children's playspace and tennis court provision ¹⁷⁰ . 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	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 ..

¹⁶⁹ Environment Agency data set

¹⁷⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Daventry Road (which forms the north western site boundary) out into the wider countryside ¹⁷¹ The LSCA 2013 indicates medium high potential for informal recreation and medium for formal recreation ¹⁷² . The study indicates a medium cultural sensitivity to accommodate development having looked at historic field patterns, ridge and furrow remains and archaeological remains.	
4. To reduce poverty and social exclusion	+	+	+	The landscape capacity to accommodate development in the larger C site area is assessed as low. However, the southern area to the east of the M40 up to the boundary with the A361 has medium potential for commercial or industrial uses.	
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	-	-	-	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 and would cause severance from surrounding areas. In addition, noise may be experienced from the industrial area located to the west of the M40. A minor negative is identified due to these constraints representing a higher constraint for some uses such as	

¹⁷¹ Halcrow (2010) *Banbury Landscape Sensitivity and Capacity Assessment*

¹⁷² WYG (March 2013) *Banbury Landscape Sensitivity and Capacity Assessment*

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				residential than for other.	
7. To improve accessibility to all services and facilities	-	-	-	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. The site lies close to existing employment areas on the east side of Banbury.	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	--	--	--	The site is not previously developed and is covered by Grade 4 (poor) and Grade 3 (good to moderate) agricultural land. Therefore, it is unlikely to achieve this objective.	
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	?	?	?	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.	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	?	?	?	There are no national or local designations on the site.	Enhancement: Ecological

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
and create resources for the District's biodiversity	+	+	+	<p>However, an area designated as an Ecologically Important Landscape is located immediately north west of the site¹⁷³ which now has planning permission for development into a Country Park (12/00302/CDC).</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 ecological sensitivity of the site to accommodate development is considered medium/low.</p> <p>The impact of the larger site C would depend on implementation and particularly the implementation of the Banbury Country Park. While the impact of the smaller parcel 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 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>Natural England National Character Area 95: Northamptonshire Uplands</p> <p>County Landscape Character: Clay Vale¹⁷⁴</p> <p>District Landscape Character: Upper Cherwell Basin¹⁷⁵</p> <p>The site lies entirely within an Area of High Landscape Value¹⁷⁶,</p>	Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.

¹⁷³ TVERC data set

¹⁷⁴ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Clay+Vale/>)

¹⁷⁵ Cherwell District Landscape Assessment (1996)

¹⁷⁶ Cherwell District Council data set

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
	+	+	+	<p>and an area designated as an Ecologically Important Landscape lies immediately north west of the site.</p> <p>The site has medium 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 visual sensitivity. The site is assessed as having low capacity for residential development, with 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 has, medium capacity for formal recreation and low capacity for woodland.</p> <p>There are no cultural heritage features located on or immediately surrounding the site.</p> <p>A minor negative is identified for the larger site C area . However, 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</p>	

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				greater landscape and visual sensitivity	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car / lorry	?	?	?	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.	Mitigation: development should promote sustainable transport.
13. To reduce the global,	?	?	?	The achievement of this objective will depend on implementation	Enhancement: promote the use of

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
social and environmental impact of consumption of resource by using sustainably produced and local products.				(e.g. Code for Sustainable Homes level/BREEAM rating required and sustainable use of resources in construction).	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.	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 achieve sustainable water management	?	?	?	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. The site is currently greenfield.	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 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 CO ₂ savings.	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.					
18. To sustain and develop					

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District					
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	The site is located to the M40 and an industrial area beyond. The northern part of the site has 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 would significantly contribute to this objective.	
<p>Summary: The 2012 Representation Ref 223 site lies approximately 1-2 km east of Banbury town centre, with the A361 forming the eastern and southern site boundary and the M40 forming the western site boundary. The northern site boundary is formed partly by the old Daventry Road recreational footpath and partly by fields. The site is located almost entirely within Flood Zone 1, with a small area of Flood Zone 2 located in the north west corner of the site. There is one un-named watercourse on the site, flowing into the River Cherwell to the north. The site is covered by Grades 3 and 4 agricultural land and lies entirely within an Area of High Landscape Value.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031 and this site is shown to have capacity for employment uses.</p> <p>Significant negative impacts are identified in relation to efficiency of land use.</p> <p>Minor negative impacts are identified in relation to creating vibrant communities and improving access to services and facilities.</p> <p>No significant positive impacts are identified.</p> <p>Minor positives are identified in relation to improving health and well being, reduce poverty and social exclusion, biodiversity, and countryside and the historic environment.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to, reducing crime and fear of crime, reducing air pollution, reducing road congestion, sustainable use of resources, reduction of waste, maintaining water quality, increasing energy efficiency,</p> <p>Neutral effects are identified in relation to reducing flood risk and tourism.</p>					

Table C29 BAN 7 Land East of the M40					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>With regard to the wider Options for Growth 2008 Site C (excluding the northern area, which will be developed as a Country Park), this would have the same impacts as those described above with the exception of biodiversity which in the case of site C will depend on the implementation of the Country Park, countryside and historic environment which for site C is identified as minor negative. This larger site is also covered by Grades 3 and 4 agricultural land and is not previously developed. It covers a larger area within the Area of High Landscape Value and approximately a third of this additional site area (immediately west of the M40 motorway junction) is shown by EA mapping as an area of 'more' and 'intermediate' susceptibility to flooding from surface water runoff. There are no recreational routes or biodiversity designations on this additional site area, and it would be equally separated from Banbury by the M40, as well as the A361.</p>					

31 BAN 9: South East Hanwell

This assessment is made of the area covered by Options for Growth 2008 Site A. The site lies on the north eastern edge of Banbury, approximately 2-3 km north of the town centre, and comprises an area of approximately 80 hectares.

The site is shown on Figure C.30.

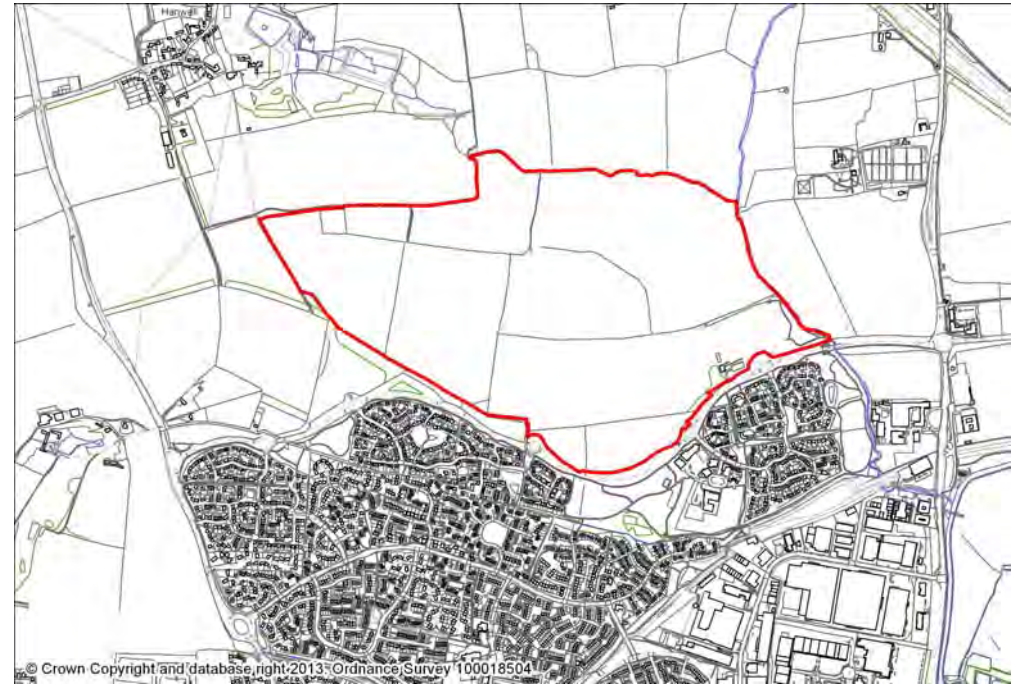


Figure C.30: BAN 9 South East Hanwell

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.					
2. To reduce the risk of flooding and the 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' susceptibility¹⁷⁷.</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.
3. To improve the health and well-being of the population and 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 courts¹⁷⁸. The Greenspace</p>	Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and south.

¹⁷⁷ Environment Agency data set

¹⁷⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Table C30 BAN 9 South East of Hanwell, Hanwell Fields					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>Strategy Action Plan for Banbury indicates a future need for a 3.3 hectare park, ideally on the north west outskirts of the town¹⁷⁹.</p> <p>The LSCA indicates that the site has a high capacity to accept informal recreational use¹⁸⁰.</p>	
4. To reduce poverty and social exclusion	0	0	0	The capacity of the site to accommodate residential or employment uses is considered to be weighted towards low due to the risk of creating a poorly defined development limit which currently exists at Dukes Meadow Drive and indirect effects on the setting of Hanwell Conservation Area and Banbury Cemetery and Crematorium.	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>The site is surrounded by countryside as well as a minor road 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 opportunity to provide new cultural facilities in the area.</p>	Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.

¹⁷⁹ Cherwell District Council (2008) *Cherwell Green Spaces Strategy 2008-2016*

¹⁸⁰ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Assessment*

Table C30 BAN 9 South East of Hanwell, Hanwell Fields					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				The achievement of this objective will depend on implementation.	
7. To improve accessibility to all services and facilities	?	?	?	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. The site's capacity to integrate with existing development and any provision of facilities and services on site will depend on implementation.	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 there are no existing buildings on the site. It is covered by a mix of Grade 2 and Grade 3 agricultural land ¹⁸¹ . 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 2-3 km north of Banbury town centre and is not previously developed. The sites are currently accessible from Banbury via footpaths linking the site to Banbury Town centre on the south and Hanwell to the north. 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 or immediately surrounding the site. The closest designated site is a Local Wildlife Site (Fishponds Wood, Hanwell) located approximately 200m north	Mitigation: Ecological surveys should be provided as part of any proposal for development.

¹⁸¹ DEFRA data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>west of the site. There are records of badger presence within this Local Wildlife Site¹⁸².</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's ecological sensitivity to future development is considered to be medium.¹⁸³</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</p> <p>County Landscape Character: Wood pasture valleys and slopes, Farmland slopes and valley sides, Farmland plateau¹⁸⁴</p> <p>District Landscape Character: Incised ironstone plateau⁴⁶</p> <p>The site lies entirely within an Area of High Landscape Value¹⁸⁵, and comprises a new sports field and five medium-sized regular arable fields divided by tall hedges well furnished with hedgerow trees; and an unfarmed area which is developing into scrub and is much walked by local residents. There is one small, almost rectangular, wood and the only building is the sportsfield facilities. Public footpaths cross the western part of the site and there are a number of informal</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>

¹⁸² TVERC data set

¹⁸³ WYG (March 2013) *Final Draft Landscape Sensitivity and Capacity Assessment*

¹⁸⁴ Oxfordshire Wildlife and Landscape Study (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/>)

¹⁸⁵ Cherwell District Council data set

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>footpath routes along field boundaries in the east of the site.</p> <p>The undulating topography plays a particularly important role in forming the landscape setting to the town¹⁸⁶.</p> <p>The landscape sensitivity of this site is assessed as being 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. 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</p>	

¹⁸⁶ LDA (March 2013) Final Draft Analysis of Potential for Strategic Development

Table C30 BAN 9 South East of Hanwell, Hanwell Fields					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				Crematorium. The site has high potential for informal recreation use with medium potential for woodland ¹⁸⁷ .	
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 2-3 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. 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. Code for Sustainable Homes level required for new housing 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 achievement of this objective will depend on implementation of any development on the site.	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	?	?	?	There are two natural springs on the site, in the north western	Enhancement: ensure

¹⁸⁷ WYG (March 2013) Final Draft Landscape and Sensitivity Capacity Assessment

Table C30 BAN 9 South East of Hanwell, Hanwell Fields					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
water quality of the District's rivers and achieve sustainable water management				area and in the central northern area of the site, with a watercourse flowing northward out of the site. Development of the site has the potential to impact on water quality; however, achievement of this objective will depend on implementation.	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 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 Fields. The site is not considered suitable for large scale renewable energy generation although small scale renewable technologies, including solar hot water and PV, would be relevant. However, the achievement of this objective will depend on implementation.	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.					
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness of the District					
19. To encourage the development of a buoyant, sustainable tourism sector	0	0	0	It is considered unlikely that the development of this site would enhance the tourism sector within Banbury,	
Summary: The site is located approximately 2-3 km north of Banbury town centre and 700 m south of Hanwell village. The site is surrounded by agricultural					

Table C30 BAN 9 South East of Hanwell, Hanwell Fields					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
<p>land, with residential development immediately to the south. It located entirely within Flood Zone 1, with only a small area in the east of the site within Flood Zones 2 and 3, and there are two natural springs on the site. It lies entirely within an Area of High Landscape Value and is identified sensitive in landscape and visual terms, as well as in terms of its proximity to Hanwell Conservation Area.</p> <p>There is a recognised need to accommodate new homes as well as new jobs in Banbury for the period 2006 to 2031. However, the site is unlikely to have landscape capacity to accommodate strategic residential nor employment development.</p> <p>Significant negative impacts are identified in relation to efficiency of land use and conserving landscape and cultural heritage.</p> <p>No minor negative impacts are</p> <p>No significant positive impacts are identified.</p> <p>Minor positive impacts are identified in relation to health and well being.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation reducing crime and fear of crime, creating vibrant communities, access to services and facilities, reducing air pollution, reducing road congestion, sustainable use of resources, reduction of waste, maintaining water quality and increase energy efficiency..</p> <p>Neutral effects are identified with regards to reducing flood risk and reducing poverty and social exclusion.</p>					

32 BAN 10: Land South of Thorpe Way

This assessment is made of the area covered by Options for Growth 2008 Site D (excluding site K). The site lies on the eastern edge of Banbury, approximately 1.2 km from the town centre.

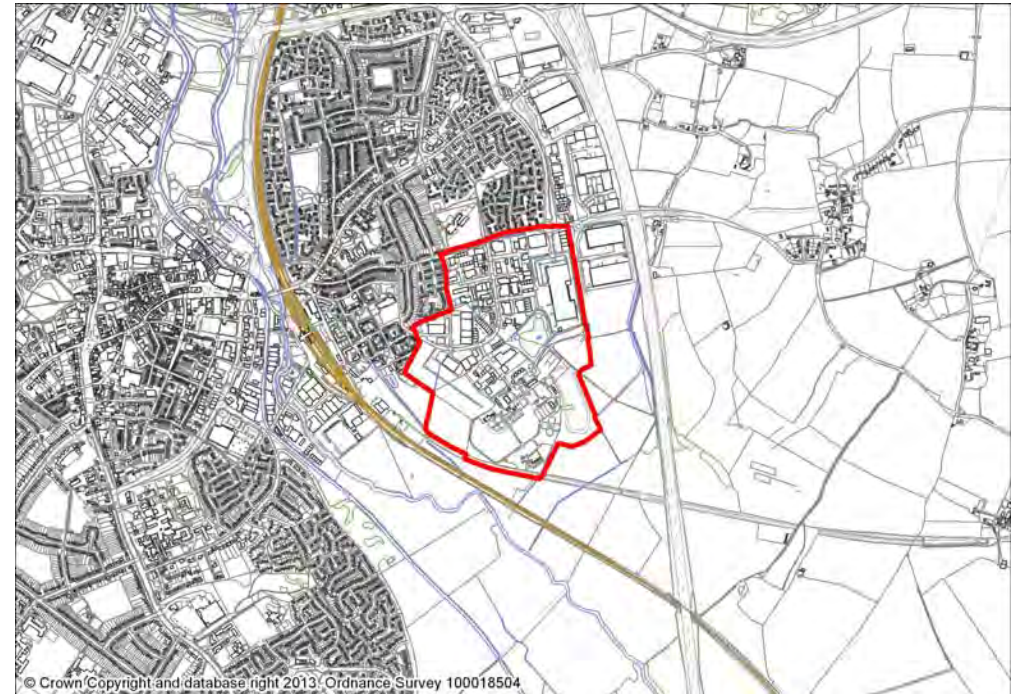


Figure C.31: Land South of Thorpe Way

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.					
2. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	<p>There is a lake approximately in the centre of the site; with a watercourse flowing from it to the south west, out of the site. The River Cherwell is located approximately 200 m south of the site and the south western area of the site is represented by EA Flood Zone 3¹⁸⁸. The remainder of the site is within Flood Zone 1.</p> <p>EA mapping shows that much of the northern part of the site is at risk of flooding from surface water runoff, mostly shown as areas of 'less' and 'moderate' susceptibility but with a smaller are of 'more' susceptibility surrounding the pond on the site¹⁸⁹.</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.
3. To improve the health and well being of the population and reduce inequalities in health	?	?	?	<p>The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiencies in children's playspace, tennis court provision and allotments and in natural/semi-natural and amenity greenspace¹⁹⁰.</p>	Enhancement: any development of this site should ensure adequate provision of greenspace and children's playspace.

¹⁸⁸ Environment Agency

¹⁸⁹ Environment Agency data set

¹⁹⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>There are allotments located in south western area of the site.</p> <p>The LSCA indicates that there is medium – low capacity to accommodate formal recreation but there is medium potential to further enhance the pond area used for angling¹⁹¹.</p> <p>There are footpaths crossing the central part of the site.</p> <p>The achievement of this objective will depend upon implementation; however, it is considered that there would be limited scope for the site to contribute to a network of green spaces</p>	
4. To reduce poverty and social exclusion	?	?	?	<p>The site is previously developed. Much of the site comprises industrial units and a Sewage Treatment Works. There is capacity for industrial and/or commercial development but not residential due to the existing uses on site. The achievement of this objective will depend on implementation and the relocation of existing uses..</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 mainly comprised of previously developed land, including Thorpe Way Industrial Estate, allotments and Spital Farm Sewage Treatment Works. 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>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 section of the	-	-	-	<p>Chalker Way is located on the north east boundary of the site and Overthorpe Road forms most of the northern boundary. The M40 is located 220 m to the east of the site and a railway line is located 70 m south. These could represent significant</p>	<p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p>

¹⁹¹ Halcrow (2010) *Cherwell Landscape Sensitivity and Capacity Assessment*

Table C31 BAN 10 Land South of Thorpe Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
Cherwell community				noise sources; therefore, a minor negative impact is identified.	
7. To improve accessibility to all services and facilities	+	+	+	The site lies within 1.2 km of Banbury town centre and relatively close to existing employment areas. Since the site is intended to include small scale redevelopment and renewal to improve retail community facilities, services and employment, a minor positive impact 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 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. In addition, redevelopment of the site for a mix of uses would ensure remediation of any on-site ground contamination.	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 relatively close to existing employment areas and has good permeability with the surrounding area, by road and footpath. Therefore, there would be high potential to promote sustainable transport from the site. There are no known air quality issues in the area; however, development should seek to increase renewable energy generation.	Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.
10. To conserve, enhance and create resources for the District's biodiversity	-	-	-	There are no designated sites on or surrounding the site. Two BAP Priority Habitat areas are located in the south eastern and southern areas of the site. In addition, there may be potential for ecological enhancement measures associated with the lake located in the centre of the	Enhancement: Development should promote biodiversity enhancement and habitat creation, where possible.

Table C31 BAN 10 Land South of Thorpe Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>site.</p> <p>The March 2013 LSCA indicates an ecological capacity of medium-high due to the likely presence of European Protected Species.</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</p> <p>County Landscape Character: Clay Vale/ Urban</p> <p>District Landscape Character: Urban/ Cherwell Valley</p> <p>There are no landscape designations located on the site. An area designated as an Ecologically Important Landscape is located approximately 200 m south of the site, around the River Cherwell.</p> <p>The majority of the site comprises industrial buildings and there are few areas of good quality landscape. There is a pond and wooded area in the south east part of the site, and allotments in the south west. The landscape sensitivity of this site is assessed as being medium to low. Visual sensitivity is low, as the main areas where views of the site are possible, including from settlements, are divided from it by the M40. Otherwise, views into it are limited to vehicle occupants and broken by intervening vegetation.</p> <p>No cultural heritage assets are located within the site. The Grimsbury Conservation is located approximately 200 m west of the site and a scheduled ancient monument (former World War 1 national filing factory) is located 300 m east of the site, on the opposite side of the M40.</p> <p>Therefore, the March 2013 Final Draft LSCA advises that the site has high capacity to accept industrial/commercial development, but with low capacity for residential development</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>Protection and enhancement of public rights of way.</p>

Table C31 BAN 10 Land South of Thorpe Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
				<p>as it would not be in keeping with the surrounding area. The site is assessed as having medium to low potential for recreation use and woodland.</p> <p>There are public footpaths crossing the site providing access to the pond and woodland area.</p> <p>A minor positive impact is identified as redevelopment of the site may enhance the setting of surrounding landscape and cultural heritage features.</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 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).	Enhancement: development should promote sustainable transport measures and enhancement of the pedestrian and cycle network.
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. Code for Sustainable Homes level 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 achievement of this objective will depend on implementation of any development on the site.	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	?	?	?	There is one small watercourse on site, running from the lake in the centre of the site to the south and into the River Cherwell.	Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in

Table C31 BAN 10 Land South of Thorpe Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
achieve sustainable water management				Development on the site may have an adverse impact on water quality; however, it would provide the opportunity to reduce areas susceptible to surface water flooding.	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. However, as the site is relatively close to the town centre, high densities may be expected and there is proximity of complementary heatloads. As the site is also of a relatively large scale, there may be potential for Combined Heat and Power/District Heating.</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.					
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.					
19. To encourage the	0	0	0	It is considered unlikely that the development of this site would	Enhancement: new development should

Table C31 BAN 10 Land South of Thorpe Way					
SA Objective	Duration			Assessment	Mitigation or Enhancement
	S	M	L		
development of a buoyant, sustainable tourism sector				enhance the tourism sector within Banbury..	seek to include visitor attractions, including greenspace, by taking advantage of the location and the existing pond.
<p>Summary: The site is located approximately 1.2 km south east of Banbury town centre and is mainly comprised of previously developed land, including Thorpe Way Industrial Estate, allotments and Spital Farm Sewage Treatment Works. The railway line lies 70 m to the south of the site and the M40 lies 220 m to the east. There are no watercourses within the site; however, River Cherwell is located 110 m south of the site, and EA Flood Zones 2 and 3 are identified at the south and south western site. The pond located in the centre of the site, makes it significantly susceptible to surface water flooding. It is anticipated that any new development would introduce sustainable transport measures, designed to reduce car use.</p> <p>Significant positives are identified with regards to efficient use of land and reducing air pollution,</p> <p>Minor negative impacts are identified in relation to reducing flood risk, creating vibrant communities, and biodiversity..</p> <p>Minor positive impacts are identified in relation to reducing crime and fear of crime, improving accessibility to facilities and services, conserving landscape and cultural heritage, reducing road congestion.</p> <p>Achievement of many of the SA objectives will depend on implementation of any policy for the site and uncertain impacts are identified at this stage in relation to sustainable use of resources, reducing waste generation, maintaining water quality, and energy efficiency.</p> <p>A neutral effect is identified in relation to encouraging a sustainable tourism sector.</p>					



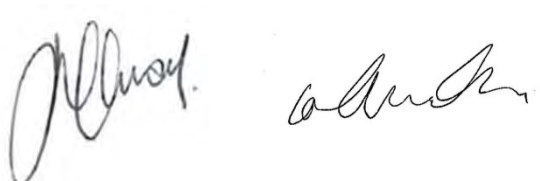

Cherwell Local Plan Submission
Sustainability Appraisal Report
Annex D: Schedule of
Responses to Representations

Prepared for:
Cherwell District Council

Prepared by:
ENVIRON
Exeter, UK

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Contract No:	UK18-17514_4
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Author (signature):	J Curran / V Tanner-Tremaine 
Project Manager/Director (signature):	J Curran 
Date:	October 2013

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Issue	Description of Status	Date	Reviewer Initials	Author Initials
4	Final version	16/10/13	VTT	JC / VTT

1 Introduction

This Annex sets out the responses to representations received during two consultations on the Cherwell Local Plan and the accompanying Sustainability Appraisals.

The first table in section 1.1 sets out the representations received for the most recent consultation on the Sustainability Appraisal of the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013.

The second table in section 1.2 sets out the representations received on the Sustainability Appraisal of the Proposed Submission Cherwell Local Plan August 2012 during the consultation which ran from 29th August until 10th October 2012.

The representations are summarised in the table below and information on how they have been taken into account is described in the response column.

1.1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013						
Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr. David Sullivan		25	SA		The Plan is not sustainable with the reasons already given. Without effective transport links businesses will not be attracted to Banbury and there will be no jobs for new residents.	The Local Plan Infrastructure schedules list key infrastructure requirements to deliver the Local Plan. SLE4 in the Local Plan supports key transport links as identified in the County's LTP and Movement Strategies and Local Plan Site specific policies require transport measures to address the potential transport impacts of development proposals. The District Council works with developers and infrastructure providers such as the County Council to ensure that key infrastructure is in place for the delivery of strategic sites.
Mr. David Sullivan		26	SA		Without the required transport infrastructure the Plan will not meet the requirements to reduce transport emissions.	The Local Plan Infrastructure schedules list key infrastructure requirements to deliver the Local Plan. SLE4 in the Local Plan supports key transport links as identified in the County's LTP and Movement Strategies and Local Plan Site specific policies require transport measures to

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
						address the potential transport impacts of development proposals. The District Council works with developers and infrastructure providers such as the County Council to ensure that key infrastructure is in place for the delivery of strategic sites.
Mr. Antony Watts	Hanwell Fields Development Action Group	94	SA	Banbury 4 Bankside site	Items listed is not consistent for each site, and the Bankside site is not analysed at all, meaning there is no analytical way of presenting the results or benchmarking against an approved site. It is not clear that Banbury 2 and 5 have more negatives than positives.	The commentary for each site relates to the environmental constraints and policies specific to each particular site and therefore will inherently be slightly different. Bankside Phase 2 development is assessed as Banbury 4.
• Mr. Antony Watts	Hanwell Fields Development Action Group	94	SA	Methodology	The SA report does not assign scores, just colours. The best sites for sustainable development are Banbury 1 and Banbury 3.	Annex C of the 'Focused Changes to the Cherwell Local Plan Proposed Submission Sustainability Appraisal Report' (March 2013) included for ease of reference the assessments of the sites which were rejected by the Council between the Draft Core Strategy 2010 and the Pre Submission Local Plan 2013. The 'Sustainability Appraisal Draft Core Strategy 2010' used a scoring system which used colours to signify

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
						<p>the predicted sustainability effects. The assessment criteria are clearly set out in Appendix 1 of that SA report. These criteria were applied to all the sites identified in the Core Strategy 2010 and therefore this set out a comparative assessment of the sustainability effects of all the sites. This assessment is set out in full in Appendix 1 of the Sustainability Appraisal Draft Core Strategy 2010.</p> <p>The SA report of the Pre Submission Local Plan assign scores for each site taken forward within the Local Plan taking into account its associated policy requirements. The scoring framework was set out in Table 3.2 of the 'Focused Changes to the Cherwell Local Plan Proposed Submission Sustainability Appraisal Report' (March 2013). The scores for each SA objective can be found in each site assessment table in Annex B of the 'Focused Changes to the Cherwell Local Plan Proposed Submission Sustainability Appraisal Report' (March 2013).</p>

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr. Simon Turner	Launton Parish Council	101	SA	Bicester 11, North East Bicester Business Park (known as East Bicester in Options for Growth 2008):	<p>The major reduction in extent of the Green Buffer protecting Launton from Bicester renders the buffer completely ineffective as developers will be building closer to Launton. The change conflicts with notes about risk of coalescence in the Sustainability Appraisal Report and Officer's response to the Options for Growth 2009 consultation.</p> <p>The Sustainability Appraisal Report, Annex B (p. 3) says this in relation to Bicester 11, North East Bicester Business Park (known as East Bicester in Options for Growth 2008):</p> <p><i>Land east of Bicester was identified as part of a wider (housing led) option in the Council's Options for Growth paper (2008) but ruled out as a reasonable alternative due to the risk of coalescence with Launton village. [...]</i></p> <p><i>The land take was minimised to take account of constraints, to minimise encroachment towards Launton and to seek to avoid harm to the character and appearance of the RAF Bicester Conservation Area.</i></p> <p>The "East Bicester" area referred to ran</p>	<p>Noted. The Green Buffer when adopted would prevent the coalescence of Bicester with Launton from key views and approaches to the village by protecting fields, to the east of the A4421, associated with the village. There are no strategic development sites in the vicinity of Launton.</p> <p>Bicester 11 requires a comprehensive landscaping scheme to limit visual intrusion into the wider landscape.</p>

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
					<p>up to the railway line NW of Launton. It was “ruled out as a reasonable alternative due to the risk of coalescence with Launton village”.</p> <p>The smaller area of land known as “Bicester 11” in the Proposed Local Plan Submission was deliberately kept small “to minimise encroachment towards Launton” (to the SE) as well as to avoid harm to the RAF Bicester Conservation Area (to the NW).</p> <p>The Sustainability Appraisal clearly shows that it has already been established that building up to the railway line would encroach towards Launton, and is unacceptable due to the risk of coalescence: so why does the Green Buffer report seem to think that development up to that railway line would be acceptable?</p>	
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Para 3.2.2	SA Para 3.2.2: This paragraph states: <i>‘The formation of an evidence base is one of the key requirements of the new planning system and integral to the evidence gathering stage of preparing Local Development Documents’</i> (our underlining). The end of Para. 3.2.2 states: <i>‘The baseline information was</i>	Noted. Advice in the Sustainability Appraisal accompanying the Plan and responses from the consultation on the Local Plan prompted the commissioning of further landscape studies and environmental evidence. The updates made in 2012 and 2013 took account of these additional

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
					<p><i>updated in March 2012 and has more recently been updated again (in January-March 2013)' (our underlining). It is the view of the ODBF that the 2013 work has been a post-hoc justification of policies and text that previously had minimal evidence-based support, rather than, for example, an update based on changing baselines.</i></p>	<p>landscape capacity studies and any other evidence updates. The SA baseline has been updated at each stage to ensure the SA assessments were undertaken with all relevant evidence available.</p>
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	BAN 4 Land South of Saltway, Policy ESD 15,	Policy ESD 15,	<p>SA Para 3.4 sets out how 'significance' of impacts has been assessed, including:</p> <p><i>'How valuable and vulnerable is the receptor that is being impacted?'</i></p> <p>The PSLPC fail to make the same distinction, in that they are giving a similar level of presumption against development for valuable assets, such as the AONB, Green Belt and designated heritage assets, as for assets of only local value, notably Salt Way and its setting. Hence, when considering SA Tables 3.2 and 6.1, LP Policy ESD 15 and its associated paragraphs make it impossible to distinguish between 'Minor negative' and 'Major negative' impacts.</p>	<p>The Salt Way has been identified as being of importance to the context of the designation of the Grade II listed building (Wykham Farm), WYG LSCA (2013). Grade II Listed Buildings are nationally important and of special interest, therefore Wykham Farm is a nationally important receptor. It is therefore the potential harm to this nationally important asset which has been considered in the assessment in addition to potential impacts on the Salt Way itself.</p> <p>The scores consider the absolute sustainability (environmental) effects, as well as the strength of the contribution the policy makes to the achievement of the objective.</p>

Table 1 Representations received on the Focused Consultation on the Changes to the Cherwell Local Plan Proposed Submission, which ran from Thursday 28th March 2013 to Thursday 23 May 2013

Title , First Name, Second Name	Organisation	Rep ID No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Para 3.6.1 Consultation on the SA	<p>SA Para 3.6.1 refers to consultation responses that identified issues with the Pre- Submission Local Plan, including (inter alia):</p> <ul style="list-style-type: none"> • How the need for additional growth and alternative sites was assessed and how the process of selection of sites was undertaken; • Why some strategic housing sites which had identified environmental constraints had still been taken forward; • Policy ESD 15: Green Boundaries to Growth was not assessed; 	Noted. These issues raised during the previous rounds of consultation were addressed in Annex D: Schedule of Responses to Representations to the Cherwell Submission Local Plan which accompanied the Focused Changes to the Cherwell Local Plan Proposed Submission Sustainability Appraisal Report (March 2013).

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Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets:	The 2nd and third bullets of this table section refer to the 2010 and 2013 Landscape Capacity and Sensitivity Studies. The landscape of the District has not changed so much over three years as to justify a new Study. It is the ODBF view that the Local Plan allocations and Green Buffer policy could not be justified by the 2010 Study (the purpose of which was to inform the Local Plan); so a second Study was commissioned to provide post-hoc justification for those allocations and policies.	Noted.
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets:	SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets: The landscape and historic assets scheduled in Table 5.1 do not include Salt Way. It is not until Table 5.1 at p47, 3rd bullet that Salt Way is referred to as a constraint – with no prior evidence in Table 5.1 as to why it should be, and with footnoted reference to the 2013 Landscape Study. It therefore appears that there was no evidence of the value of Salt Way at the time that the housing allocations and Green Buffers	Noted. Salt Way is included in the baseline summary in Table 5.1 under the Landscape and Historic Assets topic. It is important to note that Table 5.1 is a <u>summary</u> of baseline information (as is clearly stated in section 5.2) and cannot contain all the information from all the substantial reports and studies which are used to inform both the sustainability appraisal and plan making processes.

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					were set.	
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets, Policy ESD 15	SA Table 5.1: Sustainability baseline data summary: 10) Landscape and Historic Assets: p48, final two bullets: The Green Buffers were included in the Pre Submission Local Plan. This section of Table 5.1 and its related footnotes make it clear that the Green Buffer policy and extent were given post-hoc justification only in January 2013. This significantly undermines the evidence base and soundness of Policy ESD 15 and its associated paragraphs and Proposals Map. The penultimate bullet point refers to Banbury, with reference to: <i>'the historic Salt Way and important views'</i> . There appears to be no judgment in using 'historic' and 'important' here, as required by SA Para 3.4: <i>'How valuable and vulnerable is the receptor that is being impacted?'</i>	Absence of a study recording or documenting importance does not equate with absence of absolute importance. The Salt Way is identified as <i>'...an important historical route used for the transportation of salt between Droitwich and the south east and to this day remains an important bridleway connection on the southern edge of Banbury connecting Bodicote in the east to The Bretch in the west.'</i> WYG Final Draft LSCA (2013). This report is not an SA report and therefore it does not judge 'significance' in the same way. The Salt Way has been identified as being of importance to the context of the designation of the Grade II Listed Building (Wykham Farm), WYG Final Draft LSCA (2013). Grade II Listed

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						Buildings are nationally important and of special interest, therefore Wykham Farm is a nationally important receptor. It is therefore the potential harm to this nationally important asset which has been considered in the assessment in addition to potential impacts on the Salt Way.
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Table 6.1 (SA Framework) pp 61/62: SA Objective 11 (To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment)	SA Table 6.1 pp 61/62: SA Objective 11: This sets out the countryside and historic environment objectives of the SA. These objectives should be applied with the significance weighting set out in the SA (see above).	Table 6.1 SA Framework sets out the SA Objective 11 and a series of sub-objectives to aiding decision-making in the assessment. These questions are considered during the assessment and judgements made on the likely significance having regard to the criteria set out in the Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 as set out in paragraph 3.2 of the 'Focused Changes to the Cherwell Local Plan Proposed Submission Sustainability Appraisal Report' (March 2013).

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Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	Selection of Reasonable Alternatives at the options for growth stage for the Strategic Distribution of Development 7.8 2 nd para;	7.8 SA Justification of Selection of Reasonable Alternatives at the options for growth stage for the Strategic Distribution of Development; 2nd Para: ODBF does not agree that landscape constraints limit development at Banbury to the extent claimed by the Council and the SA	Noted. The Council commissioned independent landscape consultants to provide the landscape studies. The SA is based on these studies.
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	SA Table 8.1 Theme 3, Policy ESD15 Green Buffers	SA Table 8.1 Theme 3, pp 86, 87, 2nd column, 3rd Para: The SA finds Policy ESD15 acceptable. However, it fails to apply the SA Para 3.2.2 'value' principle, or the weighting required by NPPF Paras 14, 113 and 128-141: it does not assess the effects on housing provision and flexibility that will arise from applying a development constraint based on assets of only local value. (SA Table 6.1 SA Objectives 1,6 and 7, in balance with Objective 11).	The definition of Green Buffers in Policy ESD 15 is consistent with the provisions of paragraph 157 of the NPPF, which provides for Local Plans to indicate where development would be inappropriate. These areas can be identified to protect their environmental or historic significance. The NPPF does not restrict the identification of areas to the protection of assets of national significance. The green buffers in the Local Plan have been identified to: <ul style="list-style-type: none">Maintain Banbury and Bicester's distinctive identity and setting

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						<ul style="list-style-type: none"> • Protect the separate identity and setting of neighbouring settlements which surround the two towns • Prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements to keep them free from built development that would harm the character of the Green Buffers • Protect the identity and setting of valued features of landscape and historical importance that contribute to the identity and setting of the two towns • Protect important views <p>These all contribute to the policy's positive performance against SA Objectives 10 and 11.</p>

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Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity	195	SA	7.10	The SA does not provide an accurate account of the sustainability credentials of the options for strategic development at Banbury and therefore fails to ensure that the 17 policies and proposals within the PSLPC represent the most appropriate strategy when considered against the reasonable alternatives.	<p>The reasonable alternative sites for development around Banbury have been assessed at several stages during plan making.</p> <p>Options for the strategic distribution of development set out in the Options for Growth paper (2008) which identified 'reasonable' alternatives for growth within the context of national and regional policy at the time, and the matters identified at previous stages of consultation for sites and key Core Strategy issues.</p> <p>A draft Core Strategy was produced in February 2010 which included strategic sites and these were assessed in the SA.</p> <p>This is reflected in Appendix C of the 2012 – Assessment of Alternatives and the tables with reasons for selection and rejection of sites in Annexes B and C of the March 2013 SA .</p>
Mr. Andrew Docherty	Hives Planning / Oxford Diocesan Board of Finance (ODBF) and the	195	SA	Banbury 1 - Canalside	Even though expected housing out-turn has reduced, the sustainability performance of Banbury Canalside has	Although deliverability is not a direct matter for the SA and it mainly considers the suitability of the location of proposed development in terms of

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	trustees of the Adderbury and Milton Feoffee Charity				been overstated. The re-development of the site relies on the extensive relocation of employment uses (with circa 50 different land ownership interests) many of which exist because of the town centre location – it is currently unclear where alternative sites are to be found. As such there is a clear risk to existing businesses and the economic performance of Banbury. CPO powers will be required to assemble the land - it is has not been demonstrated that the proposals are deliverable within the plan period. The above factors have not been taken into account in the SA.	its potential sustainability and environmental effects, Table B17 of the March 2013 SA clearly acknowledges that Canalside will depend on relocation of existing employment on site. The effect of the site on SA objective on levels of employment is identified as neutral while its effect against SA objective 18 on economic growth is identified as uncertain/minor negative acknowledging risk to existing businesses. The SA notes that further work to demonstrate viability may be necessary. SA Objective 2 on flood risks acknowledges the completion of the Banbury Flood Alleviation Scheme. It is understood that this is one of the key interventions from public bodies to address the renewal of Banbury town centre which relates to this and other sites in the Local Plan. It is also understood that a Viability Assessment has been prepared for the submission of the Local Plan.
Mr. Andrew	Hives Planning / Oxford Diocesan Board of		SA	Development south	The relative sustainability benefits	The SA process has considered all the identified reasonable alternative

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Docherty	Finance (ODBF) and the trustees of the Adderbury and Milton Feoffee Charity			Banbury	<p>associated with development south of Banbury have not been accurately assessed in the SA, particularly when compared to other sites in the PSLP and PSLPC.</p> <p>In particular growth to the south of the town would be:</p> <ul style="list-style-type: none"> • well connected to existing services and facilities in south Banbury including secondary schools, a major supermarket, the hospital and major employers – with good permeability through existing residential areas, thereby providing housing in a highly sustainable location(12) • located in the least sensitive direction in landscape terms(13), where there is potential for urban expansion which would, unlike elsewhere, not increase the wider visibility of the town; • able to deliver a new cricket pitch 	<p>strategic sites presented throughout the Local Plan process. This is recorded in the Main SA report. Evidence has been updated since the beginning of the process an applied to the sites and policies identified at each stage.</p> <p>The August 2012 SA recorded in Appendix C the assessment of alternatives.</p> <p>The March 2013 SA provided a table of reasons for progressing sites in Annex B and a table of reasons for rejecting sites in Annex C.</p>

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					<p>to serve the sporting needs of the town, which cannot be offered by other sites and which would have both social and environmental benefits;</p> <ul style="list-style-type: none"> • able to secure the separation of Banbury and Bodicote; • able to contribute to the objectives of reducing poverty and social exclusion, • sustaining vibrant communities (affordable housing/local services), protecting interest of biodiversity (trees, retention of hedgerows and wildlife corridors), improving access to the countryside with increased accessibility by sustainable modes of transport. <p>The SA does not accurately reflect the benefits that development south of Banbury would provide. In particular development on land at White Post</p>	

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					<p>Road, together with</p> <p>(12) Halcrow Field Record Survey Sheet – Site G - ibid</p> <p>(13) Section 4.1 ibid</p> <p>(18) the additional cricketing facilities it could deliver, would have significant positive benefits which should be demonstrated within the SA site assessment.</p> <p>As such the SA has failed to demonstrate that the PSLP represents the most appropriate strategy when considered against the reasonable alternatives.</p>	
Mr. Richard Angus Cutler Bates	<ul style="list-style-type: none"> Bloombridge Hill Street Holdings Limited 	209	SA	Page 14 Section 2.4	<p>We feel that the three bullet points do not adequately explain the ongoing role of Kidlington; the danger being that this settlement could be given a somewhat confused identity. Is it identified for (modest) growth, or will growth be limited in line with a rural area categorization. We suggest that the strategy should be set out as four bullets, not three (on page 14); and we note that Kidlington is five times the size of the next rural settlement (Bloxham). We are clear that the Sustainability</p>	<p>Section 2.4 of the SA Report merely summarises the spatial strategy and vision as set out in the Local Plan. However, the spatial strategy does now also include the point that:</p> <p><i>‘Economic development close to the airport at Kidlington will be supported but there will be no significant housing growth at Kidlington’</i></p> <p>This will be added to section 2.4 of the Submission SA.</p> <p>Specific policies relating to the</p>

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					Assessment has been undertaken fully and correctly, but we suggest that the findings should be presented in a slightly different way in order to distinguish the future role of Kidlington, in particular. Failing to do this may undermine and limit the potential of the proposed localized Green Belt review (as it may lack consistency with the Sustainability Appraisal). This is a presentational point.	development of Kidlington (Policy Kidlington 1 Accommodating High Value Employment Needs and Kidlington 2 Supporting Kidlington Village Centre) were assessed and presented separately in Tables B27 and B28 respectively, and provided in Annex B.
Mr. Richard Angus Cutler Bates	<ul style="list-style-type: none"> Bloombridge Hill Street Holdings Limited 	209	SA	Table 5.1 Summary of Baseline Information	<p>Table 5.1 - We have the following observations:</p> <p>Part 5 (Communities) - We note the deficiencies in parks and gardens and the proposals for additional provision on the northern outskirts of Kidlington. Generally, we feel that the north of Kidlington offers good potential for 'community building' including an improved gateway on Langford Lane and better accessibility to jobs.</p> <p>Part 8 (Air Quality) - We note concerns regarding air quality on Bicester Road, Kidlington.</p> <p>Part 11 (Transport) - We note that</p>	Noted. Policy Kidlington 1 Accommodating High Value Employment Land seeks to address the role of Kidlington in the district's wider employment context and the lack of non green belt land in the village to fulfil this role.

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					<p>Kidlington can accommodate development in a sustainable way with minimal adverse impact on the transport network.</p> <p>Part 16 (Economy) - We are surprised that no mention is made of the latest Employment Land Review (URS, 2012), nor is there any definition of how the Kidlington market has performed relative to Bicester and Banbury. In a similar vein, a key challenge is the lack of employment land available in Kidlington; which will certainly have a bearing on the Sustainability Appraisal (ie a negative impact if not addressed).</p>	
Mr. Richard Angus Cutler Bates	• Bloombridge Hill Street Holdings Limited	209	Policy Kidlington 1	Table B27 in Annex B	Page 74 - in relation to the Green Belt, we take a slightly different interpretation of the South East Plan; which (in our opinion) is clear that a <i>strategic</i> review of the Green Belt around Oxford is not necessary, but it does provide scope for selective <i>localized</i> reviews, which is what we are seeking to encourage in relation to Langford Lane. We concur that there is no case for reviewing the strategic components of the Oxford Green Belt, including the important gaps around settlements such as Begbroke	<p>The South East Plan has been revoked.</p> <p>Policy Kidlington 1 is clear that a <i>small scale review</i> of Green Belt land around Kidlington is justified by the need for additional employment land to meet the needs identified in the Employment Land Review.</p> <p>The policy states that a local Green Belt review will be undertaken in preparing the Development Management DPD in the vicinity of</p>

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					and Yarnton, and the approaches to Oxford along the A44. We note that the level of analysis in the Sustainability Assessment stops short of differentiating between the impacts of a localized review of the Green Belt, compared with the strategic impacts (and justification); for example in relation to Table B27.	<p>London Oxford Airport and the Begbroke Science Park. It is more appropriate that the SA of this DPD considers the impacts of the use of Green Belt.</p> <p>The sustainability impacts of a localised Green Belt Review are more appropriately assessed at the point of review once the reasonable alternatives for the boundary are identified.</p> <p>Assessment in Table B27 reflects this by identifying a number of unknown effects against SA objectives which depend on 'location specifics'.</p>
Mr. Richard Angus Cutler Bates	Bloombridge Hill Street Holdings Limited	209	Bicester 10 Bicester Gateway	Table B14 Annex B	Bicester Gateway The Sustainability Appraisal lists four key areas for mitigation: an FRA for commercial development; an assessment of agricultural land quality; a Habitats Management Plan; and archaeology. Our initial investigations confirm that all of these considerations can be mitigated within the Master Plan for this site. This is a good site for development and has the potential to signal and lead the development proposed in the Bicester	Noted.

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					Master Plan.	
Mr. Richard Angus Cutler Bates	Bloombridge Hill Street Holdings Limited	209	Table B27 Kidlington 1	Table B27 Kidlington 1	<p>Table B27 Kidlington 1 - We have the following observations:</p> <p>Objective 2: The Sustainability Assessment should record that Langford Lane is not in a flood risk area.</p> <p>Objective 8: The land for Oxford Technology Park was (more than 10 years ago) a rugby club and, as such, is not the best or most versatile agricultural land. It is not farmed at present.</p> <p>Objective 10: Our Ecology Report for Oxford Technology Park is with the Council. The development of this land will not give rise to any significant biodiversity impacts.</p> <p>Objective 11: Oxford Technology Park</p>	Identification and allocation of non strategic sites across the District (including Kidlington) and the focused Green Belt review will be undertaken through the forthcoming Local Neighbourhoods and Development Management DPD. These DPDs will be subject to Sustainability Appraisal.

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					<p>provides an opportunity to create a well-designed approach to the urban edge of Kidlington, as approached along Langford Lane. There is no impact on the rather more rural approach to Oxford along the A44 (as evidenced in our Landscape & Green Belt Review undertaken by LDA, 2013).</p> <p>Generally, we would suggest that the Sustainability Appraisal should have differentiated between the two 'Kidlington 1' areas identified to be subject to a Green Belt review. They are different in characteristic, the employment offer is different, the employment need is different (eg in terms of the existing availability of space at Begbroke Science Park) and the promotion efforts are at different stages (the case for Oxford Technology Park is at an advanced stage).</p>	

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Mr.David Keene	David Lock Associates / Gallagher Estates Ltd (Gavray Drive),	211			Table B16 of Annex B: Selected Sites and Policies Assessment Tables provides an assessment of the South East Bicester site, yet fails to acknowledge: the increase in dwelling capacity from 150 to 400; and the impacts associated with this increase and any changes to mitigation or enhancement strategies.	<p>With the allocation of 400 homes, the mitigation and enhancements within the site's associated policy remain the same.</p> <p>The site area assessed 40 hectares remains unchanged. The policy in the Proposed Submission Local Plan August 2012 notes that some of the 40 hectares will come forward beyond 2031 and that 150 housing units would be delivered up to 2031. Jobs noted in the policy at the time were 3,241 in total with some beyond the plan period.</p> <p>The Proposed Changes to the Proposed Submission Local Plan (March 2013) brought forward the total site area within the period up to 2031 and the allocation of housing within that period changed to 400. The SA was undertaken on the basis of a draft allocation of 150 homes within a portion of the 40 hectares.</p> <p>The Submission Local Plan October 2013 allocates the full 40 hectares up to 2031 providing for some 400 housing units and 2,000 jobs (instead 3,241). This has been now assessed</p>

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						as part of the Submission SA.
Ms. Sinéad Morrissey	Rapeleys LLP / Pandora Ltd	232	BAN 2		<p>The appraisal in Table 8.1 in respect of the sites in Banbury is very inconsistent in terms of the impacts identified relative to each of the housing sites. The full benefits of BAN2 are simply not recognised relative to other sites.</p> <p>By definition, the same significant positive effects that are identified for the other Banbury housing allocations equally apply to BAN2, namely:</p> <p>Provision of approximately 800 housing units to help meet required housing strategy targets;</p> <p>Reduction in poverty and social exclusion through provision of mixed tenure housing, including 30% affordable;</p> <p>Provision of wider benefits such as open</p>	<p>Table 8.1 is a summary record of the how the SA process has influenced the policies in the Local Plan. The full appraisal of Banbury 2 was included in Annex B.</p> <p>The housing allocation in the Local Plan for Banbury 2 is 600. This reflects the findings of the Final Draft Banbury Landscape Capacity and Sensitivity Assessment (2013).</p> <p>All strategic housing sites must provide 30% affordable housing .</p> <p>It does not follow that individual strategic site allocation assessments would be significant positive because the Theme 2 policies score as significant positive. The Theme 2 policies apply to unallocated housing</p>

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					<p>space, provision of school and local retail/community facilities that will extend beyond the site itself;</p> <p>Directly adjacent to an existing and established employment site. Further opportunities will be provided as a result of new employment land identification in the immediate vicinity.</p> <p>Similarly, it is considered that there are minor positive effects in relation to health and well-being, sustaining vibrant communities, road congestion and travel rather than purely negative effects. BAN2 must score more positively, certainly in terms of congestion and travel related to economic opportunities given its location adjacent to established employment areas. BAN3 and 5 are identified as minor positive in all of these.</p> <p>The inconsistencies in the analysis become even more apparent when compared to the Theme 2 Housing and Community policies in Table 8.1 on page 94 of the Document. For example, if significant positive effects are identified with regards to social inclusion and reducing poverty (SA objective 4)</p>	<p>which comes forward in the plan period, in addition to the strategic allocation sites. Therefore, the score reflects this and the cumulative impacts of these policies throughout the plan area.</p> <p>The assessment against Objective 3 acknowledges the site could provide links into the open countryside and contribute towards community facilities in the area. However, it also notes the constraint of the M40 with regards to noise, the A423 with regards to ease of movement, and the low landscape capacity to accommodate formal recreation (LSCA 2013) and therefore unlikely to address existing identified formal recreation needs in the Green Space Strategy 2008. In balance the SA identifies a minor negative against this objective.</p> <p>The cumulative effects assessment states that <i>cumulatively</i> (i.e. when taken together) the Banbury strategic allocation sites are likely to result in significant positive sustainability impacts for Objective 1 on housing. It does not follow that each Banbury site</p>

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					<p>through the provision of affordable housing to those most in need and through supporting the creation of socially mixed and inclusive communities, as a result of the inclusion of relevant policies within the Plan, then such comments HAVE to relate to each of the allocated sites if the requirements of these general policies are reflected within/cross referred to in the individual BAN policies. Indeed in such circumstances, it is inconceivable that there are these differing conclusions relative to the sustainability appraisal scores between the various BAN housing sites. Similar arguments apply in relation to SA Objective 1 in terms of housing allocations helping to meet requirements.</p> <p>Table 8.3 dealing with cumulative effects identifies that ALL Banbury strategic Site Policies have potential positive cumulative effects in terms of new development contributing to reducing poverty and social exclusion and creating vibrant communities – this is far from fully recognised within Table 8.1 in relation to BAN2.</p>	<p>individually should have significant positive effects.</p> <p>The SA report can only take representations into account in so far as they relate to robust baseline evidence, or where they have led to changes in the Local Plan which then require further assessment.</p> <p>Paragraph 3.6.1 of the Main SA, makes it clear that it presents a <i>summary</i> of issues, and with regards to specific sites subject to representations, is explicit that it <i>includes</i> i.e. is not limited, to the sites listed.</p> <p>Residents of Banbury 2 may be subject to noise from the M40, even with mitigation measures there may be residual effects. This is why this site scores lower than Banbury 5 for Objective 1, as the ‘decent’ home should include one which is not subject to a continuing noise issue. Until the sufficiency of noise mitigation measures are known a precautionary approach to the scoring has necessarily been taken (applying the precautionary approach is a</p>

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					<p>The Sustainability Appraisal needs to more positively recognise BAN2. The applications being prepared to support the site allocation will subsequently serve to confirm this position further. ‘</p> <p>In addition, the following further comments are made specifically to the Proposed Changes:</p> <p>The Sustainability Appraisal Report page 5 notes: “the SA Report includes updated evidence and had taken into account Representations received during the Consultation...” We do not accept that this is the case, as the ‘response’ to our original representations set out in Annex D does not address our concerns, but merely states what new studies have been done to justify a reduction in the development level on the western side of Southam Road.</p> <p>Paragraph 3.6.1 of the Report gives a very brief summary of the key points made during the earlier consultation, but makes NO mention of BAN2 reps, whilst Hanwell Fields and West of Bretch Hill are specifically mentioned.</p> <p>There is a lack of ‘follow through’/accuracy in Table 8.1 relative to</p>	<p>requirement of the SA process).</p> <p>The SA commentary cannot document every single detail which has been considered in the assessment, but focuses on recording the issue considered to be most pertinent to the considerations of significance.</p> <p>A number of sites at the 2008 Options for Growth and 2010 Core Strategy stages did not progressed to the 2012 Proposed Submission Local Plan. The Submission SA now incorporates and assessment of sites including those rejected to allow for a comparative assessment of the sites with the benefit of all new available evidence.</p>

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					<p>the changes being made to the Policy and the effect that these changes would have on the sustainability appraisal within Annex B Table B18. For example, Table 8.1 still says there is no significant positive effects of the BAN2 proposal, yet precisely the same development parameters (30% affordable, extra care, market housing) are being provided at BAN5 (Hanwell Fields) which achieves significant positive effects comment. This is despite the table B18 BAN2 acknowledging the 30% affordable requirement of the policy.</p> <p>This lack of accuracy is also noted in respect of BAN5 where in table B21 under objective 17/18 reference is made to the policy requiring employment provision as part of the site which gives a positive effects response – the Changed Policy has actually had this employment requirement deleted from it – in this regards, the positive effects retention in table B21 has to be questioned.</p> <p>Table B18 Appraisal objective 4 recognises the provision of extra care</p>	

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					<p>housing, but this is NOT reflected in comment on objective 1.</p> <p>In summary, we consider that fundamentally, the sustainability of the site continues to be underscored and understated.</p>	
<ul style="list-style-type: none"> • Mr. Steven Neal 	<ul style="list-style-type: none"> • Boyer Planning / Wates Developments and Redrow Homes 	240	Table B16 Bicester 12 South East Bicester		<p>The assessment of the site in table B16 of the Sustainability Appraisal has not been updated in its entirety. Under the heading 'SA Objective 1' relating to "the opportunity to live in a decent, sustainably constructed and affordable home", the synopsis makes reference to the provision of 150 new homes. Accordingly, the table needs to be updated to reflect the increase, which we suggest should be to 800 units. We consider that the assessment for the site in each of the short, medium and long term should be increased from '+' to '++' to ensure consistency with the appraisal of other sites. For instance, the assessment of South West Bicester Phase 2 in table B9 credits the site with '++' for 21 hectare provision of housing land. In the case of South east Bicester, the total allocation is 22 hectares which</p>	<p>The housing allocation for Bicester 12 in the published Pre-Submission Focused Consultation Local Plan was 400. The SA was undertaken on the basis of a draft allocation of 150 homes. With the final published figure of 400 homes the score would remain as '+' to be in line with other scores for sites with similar allocations, and housing mixes, such as Bicester 3 South West Bicester Phase 2 and Banbury 2 which both have larger allocations of 600 units. In terms of appraisal for SA Objective 1 it is the number of homes provided, and the mix of dwelling types required which influence the scoring.</p> <p>Nevertheless, this has now been addressed as part of the Submission SA.</p>

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					has the potential to contribute a greater provision of housing and should therefore be amended to reflect this.	
Mrs. J Burrett		284	SA	Annex B	Where the site of the Roman town plus annexe and surrounding fields is mentioned in this report there is a spelling mistake ALCHESTER is the official name not ACHESTER	Noted. This typographical error has been corrected in the Annex.
• Mrs. J Burrett		284	SA	• On Page 30: Table 5.1 Point 2: Climate Change and Flood Risk.	Reference is made to the <u>GAGLE BROOK</u> in particular which flows from Bignell Park area through Chesterton, under the Wendlebury to Bicester old road, past the ALCHESTER site and then into the Langford Brook and to the River Ray system. Because of the proposed 'possible Bicester Relief Road' which might go from the A41 to Aylesbury, through the Graven Hill site and connect with the A41 near J9/M40 with a roundabout just north of Wendlebury village I now enclose a copy of the catchment location plan for <u>WENDLEBURY BROOK</u> . This	CDC has undertaken the Strategic Flood Risk Assessment (SFRA) in consultation with the Environment Agency. The following documents have been prepared and used to inform the preparation of the Local Plan:: SFRA, May 2009 SFRA level 2, March 2012 SFRA Level 2 (additional sites), September 2012 Canalside SFRA Level 2, February 2013

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					<p>is from the Hydrology survey carried out in 2001 as you will see from the reference at the bottom of the map. CDC and EA paid for this study consequent on increasingly frequent high water events in Wendlebury after the dualling of the A41 was completed. <u>Please note</u> the spot heights shown on the copy of the map enclosed. In the centre of Wendlebury the spot height is 63 but at the entrance to the Roman town the spot height is 65. Thus, when the ground is saturated the Gagle Book spills over into the deep ditches on either side of the Wendlebury to Bicester old road and comes down to join the Wendlebury Brook where the latter begins to flow parallel to the village street. This was evident during the last winter for some weeks.</p>	<p>Policies ESD 6 on Sustainable Risk Management, ESD 7 on Sustainable Drainage Systems and ESD8 of Water resources as well as site specific requirements in policies for Cherwell's places have been informed by this work. In addition the Environment Agency provides CDC updated Flood Risk maps as and when circumstances change.</p>
<ul style="list-style-type: none"> Mrs. J Burrett 		284			<p>October 2012: Most Recent High Water Event in Wendlebury and Consequent Action by the EA</p> <p>The EA is responsible for the Wendlebury Brook in Wendlebury village and thence to the Langford Brook (see catchment area map provided).</p>	<p>CDC has undertaken the Strategic Flood Risk Assessment (SFRA) in consultation with the Environment Agency. The following documents have been prepared and used to inform the preparation of the Local Plan::</p>

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					<p>Although there is a flood risk monitoring box in the main street of Wendlebury village itself no warning was triggered in the late evening last October 2012. The consequence was that villagers awoke in the night 02.30am approximately to find water already out on the village road and in one housing estate. Obviously it was contaminated with sewage. The EA flood risk assessment is currently reviewing the 2001 model for the village flood risk.</p> <p>If you look at the EA website for flood risk areas near Bicester you will see the flood risk assessment for areas near Bicester. I attach 2 different copies of this map which are available more clearly on line. The magnification of the one for Wendlebury village itself shows the potential for flooding in more details in the area in which you are thinking of your 'Bicester Relief Road'. <u>Please note</u> that the Gaggle Brook is not 'Main River' i.e. coming under the responsibility of the EA but that the Wendlebury Brook is 'Main River' that is why the EA do not highlight the line of the Gaggle Brook in dark blue on their website maps.</p>	<p>SFRA, May 2009 SFRA level 2, March 2012 SFRA Level 2 (additional sites), September 2012 Canalside SFRA Level 2, February 2013</p> <p>Policies ESD 6 on Sustainable Risk Management, ESD 7 on Sustainable Drainage Systems and ESD8 of Water resources as well as site specific requirements in policies for Cherwell's places have been informed by this work. In addition the Environment Agency provides CDC updated Flood Risk maps as and when circumstances change.</p>

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					<p>COMMENT: If you persist with the initially proposed route for the “possible strategic Bicester Relief Road” to connect to the A41 just north of Wendlebury then the costs will be very high for the MITIGATION required to protect Wendlebury from the ADDITIONAL FLOOD RISKS which would arise because of speed of run off from the hard road surface drainage systems. Greater areas of farm land would be used up for mitigation ponds as well as the land needed for the roads.</p>	

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Mrs. J Burrett		284	SA	Page 31 Table 5.1	<p><u>“Limited sewer capacity has been identified as a potential issue for Bicester”</u></p> <p>Information (without substantiating documents) which can however, be checked easily:</p> <p>From my own experience of 33 years in Wendlebury I know that when high water events were expected in the past that semi-treated sewage had to be released into the Langford Brook from the Bicester treatment works. This led to much higher growth levels of vegetation in the Langford Brook because of the bacteria levels. You can confirm this with the vegetation clearing teams for the EA and the health checks now required for these workers.</p> <p>As far as Wendlebury specifically has been concerned, over the decades, the positive pumping of foul water back up to Bicester Treatment works has had problems on many occasions.</p> <p>Since October 2012 – last high water event – see page 2 of my letter – there was a period of more than 7 days when untreated bulk sewage was taken away</p>	<p>CDC has undertaken the Strategic Flood Risk Assessment (SFRA) in consultation with the Environment Agency. The following documents have been prepared and used to inform the preparation of the Local Plan::</p> <p>SFRA, May 2009</p> <p>SFRA level 2, March 2012</p> <p>SFRA Level 2 (additional sites), September 2012</p> <p>Canalside SFRA Level 2, February 2013</p> <p>Policies ESD 6 on Sustainable Risk Management, ESD 7 on Sustainable Drainage Systems and ESD8 of Water resources as well as site specific requirements in policies for Cherwell's places have been informed by this work. In addition the Environment Agency provides CDC updated Flood Risk maps as and when circumstances change.</p>

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					<p>in tankers. These bulk sewage tankers were working continuously in relays – 24 hours a day. Please double check this with Thames Water Bicester Treatment Works.</p> <p>As the sustainability appraisal report sets out on page 31 under 'evolution without the plan' you will see that there may be many more of these events in Wendlebury because of the increase in sudden rainfall events in both winter and summer. Flooding also leads to sewage treatment problems not only to excess surface water for a while.</p> <p>Comment: I consider that management of sewage treatment for the communities around Bicester is just as important as for the increased housing and development proposed in the Bicester Master Plan and the Local Plan. I consider that Thames Water will pass on to existing and new householders and businesses the enormous costs required in provision of safe and adequate water facilities in the Bicester area. Thames Water is NOT A PUBLIC UTILITY as we know; it makes money for its shareholders.</p>	

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					<p>Without any consideration of a '<u>possible</u> strategic Bicester relief road' has Cherwell District Council included the likely costs of water provision and water treatment when negotiating with the MOD, Value Retail, Tesco and the various developers??? If not, then Thames Water should be actively involved so that the potential responsibilities and costs for developers are made very clear indeed. It is not something which CDC can add on afterwards.</p> <p>Adding on an expensive solution years afterwards is a mistake which was made years ago in the Bicester area when the traffic problems which would arise from Bicester Village were not built-in to the road infrastructure which the developer itself would pay for initially. Given that a number of councillors and others were flown to the US by Value Retail, to see two of their retail operations in two different states of the US, that was, perhaps, not surprising? Now you are trying to make good that mistake by planning a '<u>possible</u> strategic Bicester Relief Road' as part of massive developments. Plan carefully please so</p>	

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					that your VISION of developments will not create yet more problems which no one will be ready to pay for either.	

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Mr. Peter Brown	Drayton Parish Council	299	SA	Local Plan Para. B.249	<p>Supports the addition of Sor Brook as part of the Council's Landscape Evidence Base but considers that the redefining of Wroxton Park puts the Arch at risk.</p> <p>The revised wording of the clause refers to a green edge rather than clear green boundaries and is as a result a weaker policy for maintaining the separation between Banbury and Drayton Village.</p>	<p>Comment refers to changes to the evidence base and Local Plan para B.249 rather than the SA. The SA assesses the Plan as prepared by the Council and provides mitigation/recommendations. These are recorded in Annex B and Tables 8.1 to 8.4 of the main SA report.</p> <p>Comment noted.</p>
Mr. Gerald Baldwin		301	SA	SA	<ul style="list-style-type: none"> We would support route 2b in preference but if either 2c or 3 were implemented, we would seek that the council (a) situates the routes as far from our boundaries as possible (b) does not encroach on to our land and (c) implements noise prevention measures. The 5 Wretchwick farm properties are Grade II listed and have been here for over 200 years. We consider therefore that they 	<p>Policy SLE4 seeks to secure infrastructure improvements as defined in the County Council's Local Transport Plan (LTP) and Movement Strategies. These documents deal with mitigation measures for improvements and are subject to testing and consultation as part of the County Council's role as the Local Highways Authority.</p> <p>Comment noted.</p>

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					should not be demolished in favour of any road. We strongly object to this. We believe that a different solution can be achieved that will not impact on any of our properties	

1.2 Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Geoff Bolton	Berrys / Gleeson Developments Ltd	40	SA	The reasons for selecting alternatives	The SA does not clarify how the need for additional growth and alternative sites were assessed and why other previously excluded sites were not included in the Proposed Submission LP. The SA does not demonstrate that for the growth of Banbury the plan is the most appropriate strategy when considered against reasonable alternatives as required by NPPF para 182.	The process of the reasonable alternatives selection is described in the main SA report. Further detail on the reasons for choosing sites to take forward in the Submission Local Plan can be found within the options assessments in Annex B for the selected sites and in Annex C for the rejected sites.
Mr Rowland Bratt		43	SA	SA	There has been no Sustainability Appraisal of Policy ESD 15.	This policy has now been assessed alongside the other Environment policies and the assessment results are contained in Annex B, Table B6.
Mr. Andy Kirkham/ Mr David Broadley	Aylesbury Vale District Council	46	SA	Policy SLE 4, SA Objective 12	The Sustainability Appraisal Appendix B SA Table SLE 4 on short/medium/long term impacts of policy on road congestion (SA Objective 12) are queried. The Table says '+++’ for short/medium and long term impacts. It is considered this scoring does not adequately factor in the potentially	Policy SLE4 seeks to secure infrastructure improvements as defined in the County Council’s Local Transport Plan (LTP) and Movement Strategies. These documents deal with mitigation measures for improvements and are subject to testing and consultation as part of the

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					adverse wider impacts on the strategic road network unless mitigation and infrastructure upgrades are secured. Therefore a more neutral and uncertain impact would be more accurate.	County Council's role as the Local Highways Authority. The Local Plan Infrastructure schedules list key infrastructure requirements to deliver the Local Plan. SLE4 in the Local Plan supports key transport links as identified in the County's LTP and Movement Strategies and Local Plan Site specific policies require transport measures to address the potential transport impacts of development proposals. The District Council works with developers and infrastructure providers such as the County Council to ensure that key infrastructure is in place for the delivery of strategic sites.
Mr. Andy Kirkham/ Mr David Broadley	Aylesbury Vale District Council	46	SA	Bicester 12 South East Bicester, Objective 12	The SA assessment of Table B11 Bicester 12 East Bicester to SA Objective 12 raises improvements to links on the existing public transport network. It is considered given the location these should consider routes into Bicester from the A41 (east). If these improvements are needed should the SA scoring not be reduced until the improvements are secured?	With regard to Bicester 12 in Table B16, the suggested enhancement measure regarding sustainable transport, suggested that the policy could be improved by requiring development to 'ensure links to the existing public transport network'. This has already been addressed by the Local Plan, as detailed in Table 8.1 in the SA of the Focused Consultation on the Changes to the Cherwell Local

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						<p>Plan Proposed Submission. The policy includes the requirement for:</p> <p><i>'Good accessibility to public transport services should be provided for, with effective footpaths and cycle routes to bus stops, including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on the site.'</i></p> <p>The scoring takes account of this policy requirement, which will be secured as part of any development proposals. Developer contributions towards any transport infrastructure improvements would be secured through Policy INF 1 which requires that proposals demonstrate that requirements for transport infrastructure can be met. Funding comes from a number of sources including the capital programs of infrastructure providers, Central Government funding and developers contributions. A key element in securing infrastructure provision is the allocation of sites so that infrastructure providers include them in the delivery programs. This enables the Council to</p>

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						secure necessary improvements prior to the increased demand from development.
Mr John Colegrave		94	SA	SA	Policy ESD 15 has not undergone Sustainability Appraisal.	This policy has now been assessed alongside the other Environment policies and the assessment results are contained in Annex B, Table B6.
Mr Malcolm Finch	HFDAG	114	SA	SA	Why have you ignored the results of the report	The various outputs of the Sustainability Appraisal process have been used by the Council to inform the Local Plan throughout its development.
Mr Malcolm Finch	HFDAG	114	SA	SA	Why doesn't the report look at other areas other than those proposed	Reasonable alternative sites have been assessed and the details of these assessments are provided in Annexes B and C to the SA Report.
Mr Malcolm Finch	HFDAG	114	SA	SA	Why hasn't the report been conducted on an equal and fair system	The SA assessment and reporting are unbiased and the assessment of the site specific policies has been conducted against the same environmental baseline and the same SA framework.

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Mrs Jayne Gordon	Hanwell Village Residents	170	SA	Banbury 2 and Banbury 5	We do not see how the overall conclusions on the sustainability of site Banbury 5 and Banbury 2 can be reached on the evidence presented. This constitutes a major change from the Council's Draft Core Strategy and contradicts the conclusions of that document on the relative sustainability of these sites and negative impacts. In our view, the conclusions are therefore highly questionable.	Advice in the Sustainability Appraisal August 2012 and responses from consultation August-October 2012 prompted the commissioning of further landscape studies and environmental evidence. The evidence looked at the areas of search identified at previous stages of the Plan. In 2013 Final Draft Banbury Analysis of Potential Strategic Development concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), and that the land to the east is capable of accommodating a strategic housing land allocation(identified capacity: 460-537units). Land to the east and west of Southam Road is allocated in the Proposed Local Plan with limited housing on its west side.

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Mrs Jayne Gordon	Hanwell Parish Council	171	SA	ESD13	<p>It would appear that the Sustainability Appraisal has relied mainly on conclusions in the Landscape Character and Sensitivity Assessment 2009 to draw distinctions between parts of the former AHLV and in particular to offer less protection to open countryside to the north of Banbury. We consider this study is flawed, made these points at the time and do not believe the LCSA is an adequate basis to make these judgements for the Local Plan, if the public is to take Policy ESD13 seriously.</p> <p>We consider the conclusions are highly questionable. The relative sustainability of strategic sites around Banbury (and potential mitigation measures etc.) needs further evidence and careful assessment.</p>	<p>Landscape impacts are one of a number of assessment criteria for the Sustainability Appraisal. The assessment for the landscape SA objective was informed by the Landscape Sensitivity and Capacity Assessment 2009, in addition to The Oxfordshire Wildlife and Landscape study. The Council has subsequently commissioned further landscape capacity and sensitivity work on the periphery of and within Banbury. This work provides further analysis of sensitivity and capacity in relation to the Local Plan. This assessment work verified the boundaries of the sites. The Final Draft Banbury Landscape Sensitivity and Capacity Assessment update (LSCA) March 2013 informed the latest round of assessment.</p>
Mrs Jayne Gordon	Hanwell Parish Council	171	SA	Banbury 2 and Banbury 5	<p>In summary, we do not see how the overall conclusions on the sustainability of site Banbury 2 and Banbury 5 can be reached on the evidence presented. This constitutes a major shift from the Council's 2010 Draft Core Strategy and contradicts the conclusions of that document on the relative sustainability of</p>	<p>Advice in the Sustainability Appraisal August 2012 and responses from consultation August-October 2012 prompted the commissioning of further landscape studies and environmental evidence. The evidence looked at the areas of search identified at previous stages of the Plan. In 2013 the Final</p>

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					these sites and the potential negative impacts. There are acknowledged serious issues about Banbury's long-term capacity to expand given its topography and physical constraints. In our view, the conclusions are therefore highly questionable, The relative sustainability of these sites and potential mitigation measures etc) needs further evidence and further careful assessment.	Draft Banbury Analysis of Potential Strategic Development concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), and that the land to the east is capable of accommodating a strategic housing land allocation(identified capacity: 460-537 units). Land to the east and west of Southam Road is allocated in the Proposed Local Plan with limited housing on its west side.
Mr Alan Jones		172	SA	Banbury 2 and Banbury 5	In summary, we do not see how the overall conclusions on the sustainability of site Banbury 2 and Banbury 5 can be reached on the evidence presented. This constitutes a major shift from the Council's 2010 Draft Core Strategy and contradicts the conclusions of that document on the relative sustainability of these sites and the potential negative impacts. There are acknowledged serious issues about Banbury's long-term capacity to expand given its topography and physical constraints. In our view, the conclusions are therefore	Advice in the Sustainability Appraisal August 2012 and responses from consultation August-October 2012 prompted the commissioning of further landscape studies and environmental evidence. The evidence looked at the areas of search identified at previous stages of the Plan. In 2013 the Final Draft Banbury Analysis of Potential Strategic Development concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of

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					highly questionable, The relative sustainability of these sites and potential mitigation measures etc) needs further evidence and further careful assessment.	90 units), and that the land to the east is capable of accommodating a strategic housing land allocation (identified capacity: 460-537units). Land to the east and west of Southam Road is allocated in the Proposed Local Plan with limited housing on its west side.
Mr Alan Jones		172	SA	ESD13	<p>It would appear that the Sustainability Appraisal has relied mainly on conclusions in the Landscape Character and Sensitivity Assessment 2009 to draw distinctions between parts of the former AHLV and in particular to offer less protection to open countryside to the north of Banbury. We consider this study is flawed, made these points at the time and do not believe the LCSA is an adequate basis to make these judgements for the Local Plan, if the public is to take Policy ESD13 seriously.</p> <p>I consider the conclusions are highly questionable. The relative sustainability of strategic sites around Banbury (and potential mitigation measures etc.) needs further evidence and careful assessment.</p>	Landscape impacts are one of a number of assessment criteria for the Sustainability Appraisal. The assessment for the landscape SA objective was informed by the Landscape Sensitivity and Capacity Assessment 2009, in addition to The Oxfordshire Wildlife and Landscape study. The Council has subsequently commissioned further landscape capacity and sensitivity work on the periphery of and within Banbury. This work provides further analysis of sensitivity and capacity in relation to the Local Plan. This assessment work verified the boundaries of the sites. The Final Draft Banbury Landscape Sensitivity and Capacity Assessment (LSCA) March 2013 informed the latest round of assessment.

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Mrs Karen Jones		176	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.	Advice in the Sustainability Appraisal August 2012 and responses from consultation August-October 2012 prompted the commissioning of further landscape studies and environmental evidence. The evidence looked at the areas of search identified at previous stages of the Plan. In 2013 the Landscape Sensitivity and Capacity Assessment concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), and that the land to the east is capable of accommodating a strategic housing land allocation. Land to the east and west of Southam Road is allocated in the Proposed Local Plan with limited housing on its west side.

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Mrs Karen Jones		176	SA	Banbury 5 - North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.	The 'Assessment of Alternatives – Selected Sites' in Annex B sets out the detail of why North of Hanwell Fields has been taken forward. In summary the Wroxton and Drayton Heritage Assessment 2013 concluded that impacts without implementing mitigation would be 'Slight Adverse'. With mitigation implemented this impact could be reduced to Negligible with the potential for the magnitude of impact of development on land west of Bretch Hill to be 'Slight Positive', largely due to the provision of a substantial green interface screening views to the currently poorly defined developed edge of Banbury.
Mr David Locke	David Lock Associates / Gallagher Estates	189	SA	SA	SA underplays sustainability of Wykham Park Farm. Scoring low in terms of access to the town centre and employment areas. Cycle way and bus route available. Omission site will deliver 1.66ha of employment land, a local centre. Conversely, Canalside does not support economic growth. Proposal at Saltway would enhance the wildlife corridor. Landscape sensitivity report	The Sustainability Appraisal assesses the contents of the site specific policy and does not take account of the way in which a particular proponent may or may not propose to carry out a development. The Landscape Sensitivity and Capacity Assessment (LSCA) in 2010 concluded that the land south of Salt Way had 'medium to high' landscape and visual sensitivities

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					highlights land west of Bretch Hill as having a high sensitivity. Site will improve services and access to facilities including schools & recreation facilities. Site is in one ownership and is deliverable. Site is sustainable.	and a high-medium landscape value. The 2013 LSCA identified that the tranquillity of the area is very much provided by the presence of Salt Way passing along the northern boundary of the site separating the site from the adjacent residential area of Easington, Banbury School and Sixth Form College. It considered the site to have a 'medium – high' scenic and tranquillity value (Banbury LSCA, 2013). The Salt Way in combination with other key landscape features within west and south west Banbury contribute significantly to the quality of life of the Banbury's population. (Banbury LSCA, 2013). As of 2013, the Salt Way is also a proposed Local Wildlife Site, this designation includes the Salt Way as it passes along the most westerly section of the northern boundary of this site (Thames Valley Environmental Records Centre, 2013).

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Ms Rebecca McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	198	SA	SA	Sustainability is overstated. Unclear what the alternative sites are? Delivery risk associated with CPO powers & viability. Issues not addressed by the SA.	Alternative sites have been assessed and the details of these assessments are provided in Annexes A and B to the SA Report.

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Ms Rebecca McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	198	SA	SA	SA fails to adequately justify site's inclusion within the Plan despite acknowledging disadvantages. Sites have low landscape capacity due to visual sensitivity, ecological & archaeological value and noise.	Further detail on the reasons for bringing this site forward are included in the 'Assessment of Alternatives - Selected Sites' in Annex B. In summary, the Banbury Development Sites study conducted in 2013, which took account of the identified landscape constraints, indicates that Banbury 2, Southam Road (East) can deliver 447 dwellings, and the developable area of Southam Road (West) is limited to 3.76Ha. The site is unable to deliver 800 dwellings. The site is being brought forward with a reduced dwelling capacity. The 2013 LSCA concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), land to the east is capable of accommodating a strategic housing land allocation. Land to the east and west of Southam Road is allocated in the Changes to the Proposed Local Plan (2013) with limited housing on its west side.

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Ms Rebecca McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	198	SA	West of Bretch Hill	SA fails to give adequate justification as to how the site would achieve the objective of reducing poverty and social exclusion. Justification is not site specific. SA overstates community benefits against landscape sensitivity.	Additional commentary has been provided in the 'Alternatives Assessment - Selected Sites' and the assessment matrices found in Annex B to help explain how the policy supports Objective 4 on poverty and social exclusion.
Ms Rebecca McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	198	SA	North of Hanwell Fields	SA fails to record sustainability credentials.	Commentary in the SA matrix for this site records that its contours could mean the site is visible from nearby towns and villages. It also records potential impacts on the Hanwell Conservation Area. Mitigation is proposed to consider the setting of Hanwell Conservation Area. Additional commentary has been provided from the Banbury Environmental Baseline Report 2013, with regards to visibility of the site from higher elevations in Hanwell.

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Ms Rebecca McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	198	SA	South Banbury - Omission Site	SA does not reflect benefits - well connected to existing services including Schools, supermarket, hospital and employers. Good permeability. Located in least sensitive location regarding landscape. Deliver new cricket pitch. Secure separation of Banbury and Bodicote. Reduce poverty and social exclusion, deliver affordable housing, protect biodiversity and access to countryside and accessibility by sustainable modes. The SA does not accurately reflect the benefits that development south of Banbury would provide. In particular development on land at White Post Road, together with the additional cricketing facilities it could deliver, would have significant positive benefits which should be demonstrated within the SA site assessment.	The Local Plan only allocates 'strategic sites' which in terms of housing development means sites which could accommodate around 400 new homes. The land referred to, Land at White Post Road, is too small to be considered a strategic site allocation. Non strategic sites will be considered as part of the Local Neighbourhoods DPD. This is the reason why this site has not been assessed in the past. The assessment necessarily only examined land which was capable of being considered a strategic site. Additionally this site falls within the newly proposed Green Buffers which when adopted will preclude development of this site (and any other site covered by Green Buffers). For more information on the Green Buffers refer to the LDA Design ' <i>Banbury Green Buffers Report</i> (2013).

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Mr Peter Frampton	Framptons / Barwood Developments	222	SA	SA	No assessment of Para B.53 that retail outside two town centres will not be supported. Policy SLE 2 states that "Proposals for retail and other town centre uses outside of these centres will only be permitted where:..." this shows that there is support for retail if these conditions are met - suggest Para. B53 is amended to reflect this	Policy SLE 2 seeks to direct retail development towards the town centres of Bicester, Banbury and towards the village centre of Kidlington, and requires a sequential test and conditions to be met before out of town development is permitted. The policy has been reworded to clarify the sequential test in the NPPF.
Mr Peter Frampton	Framptons / Barwood Developments	223	SA	SA	SA has not assessed alternative strategies for the provision of employment land at Banbury. No consideration of need.	Options for employment provision in Bicester and Banbury were considered in the Sustainability Appraisal report (July 2012) and Core Strategy Sustainability Appraisal (Feb 2010).
Mr Paul Morley	Cropredy Parish Council	224	SA	SA	The number of dwellings proposed for villages such as Cropedy and the smaller villages that make up the cluster is about right. It should reflect current population and the type and mix of housing, and materials should reflect the characteristics of the village.	Noted. No amendments required as a result of this representation.

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Ms Sinéad Morrissey	Rapleys LLP	226	SA	SA	Table 8.1 - Banbury Sites is inconsistent. Full benefits of Banbury 2 are not recognised relative to other sites. Approximately 800 dwg to meet housing targets. Reduction in poverty and social exclusion through mixed tenure. Wider benefits of open space, schools and local retail. Directly adjacent established housing and employment. Minor positive effects in relation to health, road congestions. Banbury 2 is considered better relative to Banbury 3 & 5. Inconsistency within Theme 2 Housing and SA objective 1 as sites should be assessed relative to each other. Table 8.3 refers to positive cumulative effect in respect of new development - this is not recognised in Table 8.1 reference Banbury 2.	Advice in the Sustainability Appraisal accompanying the Plan and responses from consultation prompted the commissioning of further landscape studies and environmental evidence. The Banbury Development Sites study conducted in 2013 indicates that Banbury 2 Southam Road (East) can deliver 447 dwellings, and the capability of Southam Road (West) to provide housing development is limited (a maximum of 90 units), land to the east is capable of accommodating a strategic housing land allocation. Land to the east and west of Southam Road is allocated in the Changes to the Proposed Local Plan (2013) with limited housing on its west side. The site is therefore unable to deliver 800 dwellings. The Local Plan has taken into account this drop in capacity in the amended Housing Trajectory and Changes to the Local Plan policies.

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Ms Cathleen Nunn		238	SA	SA	Lack of information regarding renewable energy & consideration given to sustainable sourcing of material and flood risk. Object to BAN5 & BAN2.	<p>Policy SO10 promotes renewable energy. Within the plan there are requirements for housing developments to meet Code for Sustainable Homes Level 4, which helps to address energy efficiency, and for sustainable construction which will help ensure sustainable use of resources. The site assessments have considered these general policy requirements 'in combination' with site specific design principles requirements. Flood risk to each site is considered in the site matrices in the Annexes to the SA report.</p> <p>The Local Plan deals with higher level strategy and deals with renewable energy as described above but the Development Management DPD will contain further policies/advice on guiding development proposals on this and other matters.</p>

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Ms Cathleen Nunn		238	SA	SA	Items erroneously considered positive for the appraisal of sites, including lack of information regarding proposal to generate renewable energy, a lack of consideration has been given to sustainable sourcing of materials (including locally, recycled etc.), flood risk of some sites etc. That it states that some sites have not been taken forward into the plan due to the impact on rural landscape, distance from employment and town centre. The very reasons why BAN5 and BAN2 should be discounted.	The assessment considers the policies specific to each site. Policy ESD5 promotes renewable energy. Within the plan there are requirements for housing developments to meet Code for Sustainable Homes Level 4, which helps to address energy efficiency, and for sustainable construction which will help ensure sustainable use of resources. The site assessments have considered these general policy requirements 'in combination' with site specific policy requirements. Flood risk to each site is considered in the matrices in the Annexes to the SA report. Information addressing why Banbury 5 and Banbury 2 have been taken forward is provided in the Alternatives Assessment - Selected Sites in Annex B to the main SA report. In summary, the Indicative Capacity Study in Appendix 1 of the Banbury Analysis of Potential for Strategic Development conducted in 2013, which took account of the identified landscape constraints, indicates that Banbury 2, (East) Southam Road can deliver 447-552 dwellings, and Banbury 2 (West)

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						<p>Southam Road can, owing to the environmental constraints, only deliver 60-90 dwellings. The site as a whole is unable to deliver 800 dwellings. The site is being brought forward with a reduced dwelling capacity. The 2013 LSCA concluded that the landscape and environmental capacity of land to the west of Southam Road to provide housing development is limited (a maximum of 90 units), land to the east is capable of accommodating a strategic housing land allocation. Land to the east and west of Southam Road is allocated in the Proposed Local Plan with limited housing on its west side. For Banbury 5, the Wroxton and Drayton Heritage Assessment 2013 concluded that impacts without implementing mitigation would be 'Slight Adverse'. With mitigation implemented this impact could be reduced to Negligible with the potential for the magnitude of impact of development on land west of Bretch Hill to be 'Slight Positive', largely due to the provision of a substantial green interface screening views to the currently poorly defined developed</p>

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						edge of Banbury.
Mr Daniel Round	Oxfordshire County Council	264	SA	SA	SA should show how site / policy performs against each of the sustainability objectives to facilitate easier comparison. Policies have not been considered against flora and fauna or landscape. Biodiversity is mentioned only in a more general way. Education and extra care homes for the elderly have not been included. BAN1 limited opportunities to retain sites in Banbury for small businesses. BAN2 - disagree with minor effects on biodiversity. Report does not reference HRA and impact on Oxford Meadows (SAC).	The detailed assessments against each of the policy objectives are provided within the Annexes to the report. Within these flora and fauna are addressed as an inherent part of the assessment for biodiversity. Policy BSC4: Housing Mix, addresses the need for extra care housing, and development proposals will be considered in the light of this policy. The HRA results and impact on Oxford Meadows SAC was reported in Section 1.4 of the SA 2012 and is reported in Section 1 of this SA report. The Employment Land Study 2012 indicates that supply of industrial land and premises in Cherwell is relatively healthy. The study estimates a demand for employment land to 2026

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						<p>of 52.6, 69.8 or 87.2 hectares on the basis of low, medium or high demand scenarios respectively.</p> <p>The Local Plan 2012 and Changes to the Local Plan 2013 address forecasted demand by identifying some 134 hectares of employment land in the District.</p> <p>Banbury has several established industrial areas which could be renovated or redeveloped if necessary. In addition the Local Plan identifies 24.5 hectares in Banbury 6 for employment uses.</p>
Mr Daniel Round	Oxfordshire County Council	264	Box 2.1	Our Vision for Cherwell District	Should refer to Historic Environment. List as challenge and objectives.	The Local Plan has been amended to incorporate an enhancement for SO15 to include explicit reference to historic environment.
Mr Daniel Round	Oxfordshire County Council	264	Table 5.1	10 Landscape and Historic Assets	District contains around 16000 undesignated heritage assets recorded on the Historic Environmental Record.	Evidence provided by Oxford County Council Archaeology has been added to the baseline data table (Table 5.1) in the SA report.
Mr Daniel Round	Oxfordshire County Council	264	Table 6.1	SA Framework	Support Objective 12.	Noted. No amendments required as a result of this representation.

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Mr Daniel Round	Oxfordshire County Council	264		Vision and Strategic Objectives	Support wording change.	Noted. No amendments required as a result of this representation.
Mr Daniel Round	Oxfordshire County Council	264	BIC1	North West Bicester Eco-Development	Mitigation section should refer to further archaeological survey work.	Evidence provided by Oxford County Council Archaeology has been added to the assessment matrix for this policy/site. This would have been likely to reduce the performance of the policy against SA objective 11. Mitigation measures proposed to require archaeological surveys. The policy/site has been amended to respond to the new mitigation measure and now requires archaeological survey and requires development to allow the physical conservation of any heritage assets shown to be of demonstrably equal significance to designated assets.
Mr Daniel Round	Oxfordshire County Council	264	BIC2	Graven Hill	Mitigation section should refer to a phase of archaeological investigation.	Commentary in the sustainability assessment has been amended to include wording from the site specific policy which refers to the site's archaeological interests, to increase clarity that these were considered in the assessment. Archaeological interests have been added to the

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						policy mitigation already proposed, for completeness. No changes are required to the assessment scores.
Mr Daniel Round	Oxfordshire County Council	264	BIC11	North East Bicester Business Park	Mitigation section should refer to further archaeological survey work.	Policy mitigation requiring archaeological survey as part of any application for development of this site has been added to the assessment. The mitigation measure has now been addressed within the policy. More information is contained in Table 8.1 in the main SA report.
Mr Daniel Round	Oxfordshire County Council	264	BIC12	East Bicester	Deserted medieval village of Wretchwick and surrounding furrows & earthworks could be considered a major constraint. Should be listed as a major negative impact.	Evidence provided by Oxford County Council Archaeology has been added to the assessment matrix for this policy/site. Mitigation/Enhancement added. In the light of this evidence the performance of the policy against objective 11 is likely to be weakened. The Policy has been amended to require an archaeological survey, and requires development to allow the physical conservation of any heritage assets shown to be of demonstrably equal significance to designated

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						assets. More information is contained in Table 8.1 in the main SA report.
Mr Daniel Round	Oxfordshire County Council	264	BAN 2	Hard wick Fram, Southam Road (East and Wes)	Impact on setting of grade II* listed building of Hardwick House. Negative impact.	The SA mentions the deserted medieval village in the matrices for this site. Although impacts on the assets have the potential to be major negative, the policy itself specifically mentions Hardwick House and the deserted medieval village as heritage assets which development proposals will have to consider. Therefore the SA will have considered potential for impacts on these assets in the light of the policy wording.
Mr Daniel Round	Oxfordshire County Council	264	BAN6	Employment Land West of M40	No archaeological features found. Site lies near WW1 munitions factory - no remains extend this far.	Evidence provided by Oxford County Council Archaeology on WW1 asset has been added to the assessment matrix for this policy/site. Unnecessary mitigation measure has been deleted.

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Mr Daniel Round	Oxfordshire County Council	264	BAN8	Land at Bolton Road	Requirement for desk based assessment & trenched archaeological field evaluation.	Oxford County Council Archaeology's evaluation of high potential for archaeological remains has been added to the assessment matrix for this policy/site. Mitigation proposed as suggested. The Policy has been amended to require an archaeological survey, and requires development to allow the physical conservation of any heritage assets shown to be of demonstrably equal significance to designated assets.
Mr Daniel Round	Oxfordshire County Council	264	BAN14a	Banbury Country Park	Mitigation section should refer to further archaeological survey work.	Policy ESD16 requires archaeological survey work.
Mr Daniel Round	Oxfordshire County Council	264	Objective 10		Need for networks of habitats should be included. Does not have full access to SA. Habitats Regulation Assessment (Oxford Meadows SAC) will also need to be explained.	Objective 10: To conserve and enhance and create resources for the district's biodiversity has as a Sub-Objective: ' <i>Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats</i> '. Therefore considerations of networks will have been made in the assessments. The HRA results and impact on Oxford Meadows SAC was reported in

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						Section 1.4 of the SA 2012 and is reported in Section 1 of this SA report.
Mr Daniel Round	Oxfordshire County Council	264	BIC2	Graven Hill	Does not consider harm to LWS and UK & European Protected Species.	Information provided by Oxford County Council Ecology has been used to amend commentary in the assessment matrix (Annex B) for this policy/site. It now includes an explicit reference to the potential for European Protected Species on site, but also clarifies that the site's current use may be causing disturbance to these species and impacting on the woodland. A policy enhancement has been proposed requiring further investigation to establish the presence of legally protected species and how these would be affected by the development including from recreational disturbance. A Habitat Management Plan (HMP) for the site is proposed by the policy. An enhancement to the policy is put forward to ensure that a suitable avoidance, mitigation and compensation plan is included to

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						<p>conserve the ecological value of the site. Additionally, that this HMP could include a visitor management strategy demonstrating how recreational damage and disturbance to important habitats on site will be avoided. Bicester 2 does not propose land take north of the B4100, no change made as a result of this representation.</p>
Mr Daniel Round	Oxfordshire County Council	264	BIC3	South West Bicester Phase 2	Result of survey required - little evidence.	<p>Commentary in the assessment matrices has been amended to include reference to the biodiversity potential. Enhancements to the policy have been suggested to include ecological survey as part of application proposals, and consideration of mitigation and enhancements regarding the natural and built</p>

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						environment.
Mr Daniel Round	Oxfordshire County Council	264	BIC4	Bicester Business Park	Consent granted.	No amendments to the Sustainability Appraisal required.
Mr Daniel Round	Oxfordshire County Council	264	BIC10	Bicester Gateway	BIC 10 adjoins western boundary of LWS but LWS outside site boundary.	Further mitigation for the policy has been provided, which suggests the policy is amended to afford protection to priority species and habitats in addition to that already afforded to legally protected species.
Mr Daniel Round	Oxfordshire County Council	264	BIC11	North East Bicester Business Park	Disagree, unimproved grassland takes a long time to be created is loss cannot be easily mitigated.	Information provided by Oxford County Council Ecology has been used to amend commentary in the assessment matrix (Annex B) for this policy/site. Commentary now reflects that unimproved grassland, (present on this site), is not easily recreated or substituted which makes the achievement of adequate mitigation problematic. The assessment of

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						minor negative continues to reflect that this resource is valued at the local level.
Mr Daniel Round	Oxfordshire County Council	264	BIC12	East Bicester	Bicester 12 is part within Ray Conservation Target Area and potential BAP Priority Habitat.	Information provided by Oxford County Council Ecology has been used to amend commentary in the assessment matrix (Annex B) for this policy/site. Commentary in the assessment matrix for this site has been amended to include reference to the Ray Conservation Target Area. An enhancement to the policy has been proposed requiring proposals to ensure mitigation and enhancement contribute to the Action Plan Targets within the Ray Conservation Target Area.

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Mr Daniel Round	Oxfordshire County Council	264	BAN2	Hard wick Farm, Southam Road (East and Wes)	Survey required. Grater Crested Newts.	Information provided by Oxford County Council Ecology has been used to amend commentary in the assessment matrix (Annex B) for this policy/site. Commentary in the assessment matrix for this site has been amended to include reference to the potential for Great Crested Newts in the nearby pond and within suitable habitat on site. A policy enhancement has been proposed to include ecological survey of the nearby pond and suitable newt habitat on site.
Mr Daniel Round	Oxfordshire County Council	264	BAN3	West of Bretch Hill	Query minor negative.	The assessment score reflects that the policy does not explicitly protect and enhance biodiversity, such as requiring protected species surveys. However, these receive protection under Local Plan policy ESD10 and protected species legislation generally.
Mr Daniel Round	Oxfordshire County Council	264	BAN4	Bankside Phase 2	Agree - given information supplied.	No amendments to the Sustainability Appraisal required.

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Mr Daniel Round	Oxfordshire County Council	264	BAN5	North of Hanwell Fields	Potential ecological constraint.	Information provided by Oxford County Council Ecology has been used to amend commentary in the assessment matrix (Annex B) for this policy/site. Commentary in the assessment matrices for this site has been amended to include information on protected species of bat and presence of a roost on site. An enhancement to the policy suggests that its wording is altered to ensure that it does not pre-empt the outcome of an assessment of the impacts of development on the conservation status of the protected species of bats.
Mr Daniel Round	Oxfordshire County Council	264	BAN6	Employment Land West of M40	Agree - given information supplied.	No amendments to the Sustainability Appraisal required
Mr Daniel Round	Oxfordshire County Council	264	BAN12	Land for the Relocation of Banbury FC	Query minor negative.	The minor negative assessment score in the previous assessment reflected that the policy performs poorly against the objective, since it does not refer to biodiversity conservation or enhancement opportunities. The Policy has now being amended, requiring an ecological assessment including appropriate mitigation.

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Mr Daniel Round	Oxfordshire County Council	264	KID1	Langford Lane Technology Park	Disagree - survey work yet to be carried out. Important and protected habitat and species could be indirectly affected.	The policy requires development to preserve and enhance biodiversity, with the enhancement, restoration or creation of wildlife corridors. Policy ESD10 will also be applied to development proposals. No changes to the Sustainability Appraisal made.
Mr Charles Routh	Natural England	268	SA	Sustainability Appraisal	No comments to make on this document.	No amendments to the Sustainability Appraisal required

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Mr Martin Small	English Heritage	279	SA	Sustainability appraisal – SLE 4	The SA fails to identify the potential harm of the proposed relief road on the Alchester Roman Town	<p>Policy Bicester 2: Graven Hill requires that on site and off site heritage assets and their settings are treated appropriately. This would apply should provision of a relief road be within this site.</p> <p>Policy SLE 4 Improved Transport and Connections, states '<i>following considerations of the results of the areas of search we will support key transport proposals including...the Bicester South East relief road...</i>'</p> <p>Any proposals for a relief road would be subject to Policy ESD 16 The Character of the Built and Historic Environment. Additionally, proposals would be subject to project level Environmental Impact Assessment (EIA) which would assess the environmental impact of identified alternative route options. This is a more appropriate level at which to assess the environmental impact of the relief road proposals.</p>

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Bicester 12	The Sustainability Appraisal fails to recognise the substantial harm that development within the setting of Wretchwick Deserted Medieval Settlement might cause to its significance and therefore inappropriately concludes that Policy Bicester 12 would have a significant positive impact.	The policy for Bicester 12 requires 'a scheme which respects the setting of Wretchwick Deserted Medieval Settlement with a significant landscape buffer to maintain the open setting of the scheduled monument' In the light of EH's representation and that of OCC Archaeology concerning below ground archaeology and undesignated earthworks which may be important, the performance against objective 11 is likely to be weakened. The Policy has been amended to include requirements for archaeological survey and developments to respect and have minimal impact on the historic environment, listed buildings and areas of archaeological potential.

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - ESD16	English Heritage agrees with the conclusion of the SA that the policy, as drafted, would have a negative effect when assessed against Sustainability Objective 11, and with the proposed mitigation measure, although it considers that further and more fundamental changes are required to fully meet the objective and accord with the NPPF.	Policy ESD16 has been amended to ensure that heritage assets as defined in the NPPF are conserved, sustained and enhanced. In addition it now reflects the NPPF requirement that development affecting non-designated heritage assets will be considered in the light of loss or harm to those assets taking account of their significance. The policy also requires proposals to include sufficient information on the heritage assets to make this assessment.

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Bicester 1	SA fails to identify the potential impact of the proposed development on the designated heritage assets within and close to the North West Bicester Eco-Town (Bicester 1). EH agrees with the suggested mitigation but more detail is required.	Commentary has been amended to include information provided. Mitigation for the policy has been suggested to ensure that proposals consider impacts on the heritage assets on and adjacent to the site. The policy has been amended to include requirements for archaeological survey and developments to respect and have minimal impact on the historic environment, listed buildings and areas of archaeological potential.

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Bicester 2	The SA fails to identify the potential harm from this section of the relief road on the historic environment.	<p>Policy Bicester 2: Graven Hill requires that on site and off site heritage assets and their settings are treated appropriately. This would apply should provision of a relief road be within this site.</p> <p>The policy has been amended to include requirements for archaeological survey and developments to respect and have minimal impact on the historic environment, listed buildings and areas of archaeological potential.</p> <p>Any proposals for a relief road would be subject to Policy ESD 16 The Character of the Built and Historic Environment. Additionally, proposals would be subject to project level Environmental Impact Assessment (EIA) which would assess the environmental impact of identified alternative route options. This is a more appropriate level at which to assess the environmental impact of the relief road proposals.</p>

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Bicester 5	English Heritage does not see the justification for the SA's conclusion that Policy Bicester 5 will enhance the town centre conservation area. Indeed, the policy as drafted could support developments that would be harmful to the conservation area and/or listed buildings within the town centre. This conclusion is also at odds with the recommended enhancement to the policy, which English Heritage supports.	The policy assessment has been amended to neutral to reflect that support for this objective relies upon the implementation of policy EDS16 for any development. It is considered that the application of policy ESD16 addresses the protection of heritage assets within Conservation Areas and this policy will be applied to development within or affecting the Conservation Area. The Bicester Masterplan will also be used to address the detail of mitigation measures.
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Bicester 10	EH concurs with the SA conclusion in terms of the policy impact on the historic environment.	Noted. No amendments to the Sustainability Appraisal required.
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Banbury 4	English Heritage does not consider that the impact of the proposed allocation assessed against Sustainability Objective 11 should be positive given the lack of any specific requirement within Policy Banbury 4 for an archaeological assessment prior to any development.	An enhancement to the policy is proposed to require archaeological assessment, with appropriate mitigation action prior to development. The policy has been updated to include a requirement for archaeological survey.

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Mr Martin Small	English Heritage	279	SA	Sustainability appraisal - Banbury 2	EH concurs with the SA conclusion for this Policy.	Noted. No amendments to the Sustainability Appraisal required.
Mr Dominic Woodfield	Bioscan	340	SA	SA	Concern at SA process. Concern at the proposed use of amenity space adjacent Gavay Drive for informal recreation compromising ability to manage land (a designated wildlife site).	Noted. The land referred to in this representation relates to a site north of the road known as Gavray Drive which was part of a historic planning application on Land at Gavray Drive. It does not relate to the same land that is referred to in the Cherwell Green Spaces Strategy 2008-2016 and the Background Document (July 2008) which is provided in the baseline data table (Table 5.1) in the main SA report, which refers to a site north of the railway line. No response required with regards to the SA.

Table 2: Representations received on the Proposed Submission Cherwell Local Plan August 2012 (29th August until 10th October 2012)

Title , First Name, Second Name	Organisation	Ref No.	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Rep	Response
Ms Julie Wrigley	Savills/Milton Village Meeting	379	SA		Milton Village Meeting does not consider the increasing residual development in rural villages away from the main centres of Banbury, Kidlington and Bicester is sustainable and in accordance with Policy ESD1, due to the need to use the car to access facilities and services.	<p>Tables B29 of the March 2013 SA assesses the sustainability of Policies Villages 1-4.</p> <p>A summary of impacts is identified in Table 8.1. The SA notes a number of significant positive and minor positive effects in relation to housing, health and well being, creating and sustaining vibrant communities, improved accessibility to all services amongst others.</p> <p>The SA identifies two minor negative effects with regards to transport and air quality given that rural residents will have more need for car use. However, the SA acknowledges that the plan locates most development in the towns and that the rural policies direct development to the larger villages, or those where services are accessible by sustainable transport, in order to minimise this effect..</p>



**Cherwell Local Plan
Sustainability Appraisal**



**Annex E: Assessment of
Reasonable Alternatives for
Housing Growth Levels**

Prepared for:
Cherwell District Council

Prepared by:
**ENVIRON
Exeter, UK**

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Author (signature):	V Tanner-Tremaine 
Project Manager/Director (signature):	J Curran 
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Version Control Record				
Issue	Description of Status	Date	Reviewer Initials	Author Initials
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Annex A: SA of Housing Quanta

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1 Introduction

This section of the SA has been produced to test reasonable alternatives for housing growth in the district in the absence of the policy direction previously contained in the now revoked South East Plan.

The nature of this appraisal is strategic and high level and therefore it considers sustainability impacts at a relatively broad level.

The appraisal tests three growth options and has assumed that increased investment in housing will be accompanied by an associated investment in employment, supporting infrastructure including public transport, retail and other commercial development.

Housing distribution has previously been tested by the Council through its Options for Growth consultation paper and supporting report (2008) and the Draft Core Strategy Sustainability Appraisal 2010.

The matrices in this part of the SA consider the reasonable alternatives identified by the Council which are set out in in section 2.2.

2 Sustainability Appraisal Method

2.1 Stage B: Assessing the elements of the plan – methodology of the assessment

The purpose of this stage of the SA is to appraise the social, environmental and economic effects of the plan. The SA is a tool used in ensuring that decisions are made that meet the requirements of sustainable development. In order to adhere to the SEA Regulations where relevant (and possible to assess) the following types of effects have been identified - short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects. The scenarios have been assessed using appraisal matrices.

At this high level of appraisal the alternatives have been assessed against each other, using the SA objectives to highlight where possible, differences between them and draw out their relative performance. At this high level it is inherently difficult to determine the absolute impacts of alternatives, because several factors are not established such as the distribution, location and form of development.

The Scoping Report and the Main SA Report set out the key baseline information about the district. These and the supporting evidence documents have been used in this assessment.

2.1.1 Defining significance

The SEA Regulations require that only those impacts regarded as significant are to be identified, assessed, mitigated and monitored. However, in practice, especially at a strategic level, significance can be difficult to define and predict. The approach this SA has taken in defining significance is as follows:

- The careful definition of the SA framework to ensure that it focuses on only those issues that have been determined to be potentially significant in the Local Plan area; and
- When determining how likely the alternative is to support the achievement of the SA objectives (and therefore be a significant effect) the following factors have been considered:
 - Characteristics of the effects; and
 - The sensitivity of the receptors involved.

In order to make the assignment of significance clearer to readers we have employed a key set out in Table 2.1. The table below has been used as a guide to defining significance. However, it is not possible to define a scoring system that completely fits every situation so the assessment team have used their judgement in defining significance.

Table 2.1: SA scoring		
Score	Description	Symbol
Significant positive impact	The alternative achieves the SA objective and will have a positive effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	++
Minor positive impact	The alternative partly achieves the SA objective and has a positive effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	+
Neutral	The alternative does not have an effect on the achievement of the SA objective	0
Minor negative impact	The alternative will partially conflict with the SA objective and have a negative effect with relation to the characteristics of the effect and the sensitivity of the receptors (where known)	-
Significant negative impact	The alternative will actively work against the SA objective and have a negative effect with relation to characteristics of the effect and the sensitivity of the receptors (where known)	--
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA objectives	?

Please note that the SEA Regulations require that short, medium, long term, temporary and permanent effects are identified. Unless otherwise indicated in the appraisal matrices an effect is deemed to affect the short, medium and long term and be permanent.

2.2 Alternatives

The purpose of this stage is to test *reasonable alternatives* for housing growth levels and in doing so, identify and evaluate their relative sustainability impacts.

Three alternatives, set out in Table 2.2 below, have been identified by the Council:

Table 2.2: Proposed Alternative Growth Scenarios		
	Annualised Rate used	2031 Total dwellings
Proposed Growth Scenario	670	16,750
Alternative 1	590	14,750
Alternative 2	800	20,000

The 'Proposed Growth Scenario' is that which has been included in various iterations of the Local Plan. It represents the level of growth identified for the District in revoked South East Plan and which the Council considers to be broadly in-line with 2008 and 2011 based household projections.

Alternative 1 is level of development that was suggested for the District when the Submission Draft of the South East Plan was published in March 2006. The Submission

Draft included a requirement of 11,800 homes (590 dwellings per annum) for Cherwell (2006-2026) in accordance with the then advice of Oxfordshire County Council.

Alternative 2 has been identified by the Council to test a higher rate of growth having regard to representations received.

2.3 Assumptions

The appraisal of growth options is a high level assessment. Understanding the sustainability of the Council's Local Plan is also dependent on housing distribution (see Options for Growth 2008 and the Draft Core Strategy Sustainability Appraisal 2010), where the sites would be located and how they relate to other land uses (covered in this final SA).

Implementation and mitigation is therefore not addressed within the high level testing of housing growth options. Alternatives may perform equally, or their performance may be unknown, in relation to a number of strategic objectives.

More specifically, a number of general assumptions have been relied upon. These are:

- In general the impacts of higher levels of development will be greater, and this will be the case for both positive and negative effects. There will be some exceptions, and these are noted in the commentary;
- 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 line 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. The reasonable alternative (Draft Core Strategy Sustainability Appraisal) would be to distribute more widely across the Plan Area with the effect of more development in the rural areas. This would generally entail disparate smaller sites in the countryside generating more vehicle trips, owing to the reduced access to services and facilities at these locations;
- 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.

2.4 Difficulties encountered in carrying out the SA

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.

3 The SA framework

The SA framework is the list of sustainability criteria that the plan is measured against in order to test its sustainability. Table 3.1 below presents the SA framework which has been used to assess the relative performance of each reasonable alternative. The SA framework has been consulted on a number of times and changes have been made in line with consultee comments.

SA Objective	Sub-Objective	SEA Topic
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	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 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	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 & Population and Human Health.
3. To improve the health and well-being of the population & reduce inequalities in health.	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.	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.	1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 2. Will it assist in reducing actual levels of crime? 3. Will it assist in reducing the fear of crime?	Population and Human Health
6. To create and sustain vibrant communities and engage cultural activity	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?	Population and Human Health and

Table 3.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
across all sections of the Cherwell community	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?	Material Assets
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 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 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	Biodiversity Fauna and Flora

Table 3.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
	<p>particular avoid harm to protected species?</p> <p>6. Will it encourage protection of and increase the number of trees?</p>	
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, 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?</p> <p>4. Will it improve the landscape, ecological quality and character of open spaces?</p> <p>5. Will it help preserve and record archaeological features?</p>	Cultural Heritage 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	<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</p>	Water and Soil and Biodiversity Fauna and Flora.

Table 3.1: SA Framework		
SA Objective	Sub-Objective	SEA Topic
sustainable water resources management	measures?	
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	<ol style="list-style-type: none"> 1. Will it lead to an increase in the proportion of energy needs being met from renewable sources? 2. Will it promote the incorporation of small-scale renewable in developments? 	Climate Factors
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	<ol style="list-style-type: none"> 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.	<ol style="list-style-type: none"> 1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of 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.	<ol style="list-style-type: none"> 1. Will it increase the employment of business opportunities on the tourism sector? 	Population and Human Health

4 Results of the Assessment

This section sets out a summary of the comparative assessment of the identified reasonable alternative scenarios for delivery of housing growth in the district, and provides recommendations for mitigation measures to be incorporated within the Local Plan, where appropriate. Table 4.1 below presents the assessment scores for each alternative. Annex A presents the detailed assessment of the housing growth alternatives.

Table 8.1 Summary of comparative sustainability effects of housing growth alternatives			
SA objectives	Proposed Growth 670 dpa	Alternative 1 590 dpa	Alternative 2 800 dpa
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	+	++
	Contributes to meeting the demand for housing but less so than alternative 2	Contributes less to meeting the demand for housing	Contributes more to meeting the demand for housing
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	?	?	?
	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk	Depends on distribution of housing and identified sites but higher level of housing increases the potential need to build in areas of flood risk
3. To improve the health and well-being of the population & reduce inequalities in health.	++	+	++
	Contribution to meeting housing demand will help well-being but less so than alternative 2	Lesser contribution to meeting housing demand will contribute less to well-being	Greater contribution to meeting housing demand will contribute more to well-being
4. To reduce poverty and social exclusion	++	+	++
	Provides more opportunities for access to housing, including the provision of affordable and specialist housing, but less so than alternative 2	Provides more opportunities for access to housing, including the provision of affordable and specialist housing, but less so than other alternatives	Provides more opportunities for access to housing, including the provision of affordable and specialist housing, more so than other alternatives
5. To reduce crime	?	?	?

and disorder and the fear of crime	Uncertain. Depends on site selection and implementation	Uncertain. Depends on site selection and implementation	Uncertain. Depends on site selection and implementation
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	++	+	++
	Presents opportunity to create new communities and facilities for cultural activity	Presents opportunity to create new communities and facilities for cultural activities but less so than other alternatives	Presents more opportunity to create new communities and facilities for cultural activity
7. To improve accessibility to all services and facilities.	?	?	?
	Uncertain. Depends on distribution, site selection and implementation	Uncertain. Depends on distribution, site selection and implementation	Uncertain. Depends on distribution, site selection and implementation
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.	--	-	--
	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Providing higher levels of housing will lead to more greenfield release and potentially discourage more challenging redevelopment opportunities.	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Lower levels of housing will lead to less greenfield release and potentially be less discouraging to bringing forward more challenging redevelopment opportunities.	All options will provide potential for re-using previously developed land but will inevitably result in the loss of greenfield land. Providing higher levels of housing will lead to more greenfield release and potentially discourage more challenging redevelopment opportunities.
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts	--	-	--
	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation	All options are likely to result in greenhouse gas emissions. Higher levels of housing and associated transport needs are likely to increase the risk of pollution. The extent of the impact depends on distribution, site selection, implementation and mitigation

<p>10. To conserve and enhance and create resources for the district's biodiversity.</p>	<p>--</p>	<p>-</p>	<p>--</p>
	<p>Depends on distribution of housing and identified sites but higher level of housing increases the risk of harm to biodiversity</p>	<p>Depends on distribution of housing and identified sites but a lower level of housing reduces the risk of harm to biodiversity</p>	<p>Depends on distribution of housing and identified sites but higher level of housing increases the risk of harm to biodiversity</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>All options will inevitably result in the loss of areas of countryside and landscape impact. Higher levels of growth are likely to have greater impact. Impact on the historic environment depends on distribution and sites</p>	<p>All options will inevitably result in the loss of areas of countryside and landscape impact. Lower levels of growth are likely to have less impact. Impact on the historic environment depends on distribution and sites Alternative 1 provides potential to reduce the level of impact</p>	<p>All options will inevitably result in the loss of areas of countryside and landscape impact. Higher levels of growth are likely to have greater impact. Impact on the historic environment depends on distribution and sites</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>All options are likely to result in a greater demand for travel with higher levels of housing increasing the pressure. The scope to reduce congestion depends on distribution, site selection and implementation</p>	<p>All options are likely to result in a greater demand for travel with lower levels of housing reducing the pressure. The scope to reduce congestion depends on distribution, site selection and implementation</p>	<p>All options are likely to result in a greater demand for travel with higher levels of housing increasing the pressure. The scope to reduce congestion depends on distribution, site selection and 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>--</p>	<p>-</p>	<p>--</p>
	<p>Higher levels of housing will increase the demand for resources. The scope for a sustainable, local approach depends on implementation including through</p>	<p>Lower levels of housing will increase the demand for resources but less so than for higher housing growth. The scope for a sustainable, local approach depends</p>	<p>Higher levels of housing will increase the demand for resources. The scope for a sustainable, local approach depends on implementation including through</p>

	policy formation	on implementation including through policy formation	policy formation
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	--	-	--
	Higher levels of housing will potentially increase overall consumption and waste generation. The scope for a sustainable approach depends on implementation including through policy formation	Lower levels of housing will potentially increase overall consumption and waste generation but less so than for higher levels of housing growth. The scope for a sustainable approach depends on implementation including through policy formation	Higher levels of housing will potentially increase overall consumption and waste generation. The scope for a sustainable approach depends on implementation including through policy formation
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	?	?	?
	Depends on implementation including policy requirements. However, higher levels of housing will increase demand for water	Depends on implementation including policy requirements. However, lower levels of housing growth will increase demand for water but less so than for higher levels of housing growth.	Depends on implementation including policy requirements e.g. approach to SUDS. However, higher levels of housing will increase demand for water
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	?	?	?
	Depends on implementation including policy requirements. However, higher levels of housing will increase energy demand	Depends on implementation including policy requirements. Lower levels of housing growth will increase energy demand, but less so than for higher levels of housing growth.	Depends on implementation including policy requirements. However, higher levels of housing will increase energy demand
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.	+	+	+
	Construction jobs will be created but only for the duration of development. Higher levels of development will generate more jobs. Homes will also be	Construction jobs will be created but only for the duration of development. Lower levels of development will produce less jobs than other	Construction jobs will be created but only for the duration of development. Higher levels of development will generate more jobs. Homes will also be

	provided for employees to support potential business growth but less so than for alternative 1	alternatives. Homes will also be provided for employees to support potential business growth, but less so than for other alternatives	provided for employees to support potential business growth, more so than for other alternatives
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district	+	+	+
	Homes will also be provided for employees to support potential business growth but less so than for alternative 1	Homes will also be provided for employees to support potential business growth, but less so than for other alternatives	Homes will also be provided for employees to support potential business growth, more so than for other alternatives
19. To encourage the development of buoyant, sustainable tourism sector.	N/A	N/A	N/A

4.1 Summary of significant effects identified

4.1.1 Proposed Growth Scenario (670 dpa)

There were a number of significant positive effects identified for the Proposed Growth scenario. These were related to: the likelihood of being able to provide sufficient housing (SA Objective 1); the predicted ability to improve the health and well-being of the population (SA Objective 3); reducing poverty and social exclusion (SA Objective 4); and creating vibrant communities (SA Objective 6).

Significant adverse effects included efficiency of land use (SA Objective 8) caused by more greenfield release; air pollution and greenhouse gas emissions (SA Objective 9); conserving biodiversity (SA Objective 10); protecting the countryside (SA Objective 11) due to the development of areas of open countryside and landscape impact; road congestion and pollution (SA Objective 12) due to the increased demand to travel; consumption of resources (SA Objective 13) as although a more sustainable approach can be achieved through implementation, there will be increased demand for resources; and waste generation (SA Objective 14) due to increased consumption and waste generation..

Recommendations

Taking the Proposed Growth scenario be taken forward, would require an implementation approach (precise distribution, site selection and policy formation) which eliminates or reduces the identified significant negative effects, and other minor, negative effects, particularly the need to encourage the re-use of previously developed land, minimise air pollution, conserve and enhance biodiversity; minimise impact on the countryside and historic environment, maximise sustainable travel opportunities and the efficient use of resources, and minimise waste generation.

4.1.2 Alternative 1 (590 dpa)

There were no significant positive or negative effects for Alternative 1. However, a lower level of housing growth would generally have lower environmental impact compared to higher growth levels. For example, in comparison to other options, minor rather than significant negative effects are envisaged in terms of the re-use of previously developed land (SA Objective 8); greenhouse gas emissions (SA Objective 9); conserving biodiversity (SA Objective 10); loss of countryside and impact on heritage assets (SA Objective 11) and road congestion (SA Objective 12).

Recommendations

Switching the Council's development strategy to this alternative, a lower level of housing growth, would result in fewer significant impacts (positive and negative). However, national planning policy and the need for new housing may mean that the Council cannot, or prefers not to, switch to this option.

Should Alternative 1 be taken forward, it is recommended that the implementation approach (precise distribution, site selection and policy formation) seeks particularly to encourage the re-use of previously developed land; minimise air pollution; conserve biodiversity; minimise impact on the countryside and the historic environment; minimise road congestion, and maximise the efficient use of resources and the sustainable management of waste.

4.1.3 Alternative 2 (800 dpa)

Alternative 2 scored similarly to the Proposed Growth Scenario but the commentary illustrates that there would be greater positive and negative impacts. A number of significant positive effects were identified including the likelihood of being able to provide sufficient housing (SA Objective 1); improving the health and well-being of the population (SA Objective 3); reducing poverty and social exclusion (SA Objective 4); and creating vibrant communities (SA Objective 6).

A number of significant adverse effects were identified. These were related to: reduced efficiency of land use (SA Objective 8) caused by more the inherent need for more greenfield release ; air pollution and greenhouse gas emissions (SA Objective 9) with the extent of impact depending on implementation and mitigation; protecting the countryside (SA Objective 11) due to the development of areas of open countryside and the associated potential landscape impacts; potentially greater pressure on biodiversity (and possible effects on Oxford Meadows SAC) (SA Objective 10); greater requirements for travel by car/lorry (SA Objective 12); greater consumption of resources (SA Objective 13); and greater waste generation (SA Objective 14).

Recommendations

Switching the Council's development strategy to this alternative, a higher level of housing growth would result in more positive and negative impacts. The advantages of providing more housing (in line with Government advice) would need to be considered in the context of housing evidence and the negative impacts of increasing supply. The Council would need an implementation approach (precise distribution, site selection and policy formation) which eliminates or reduces significant negative effects.

Should Alternative 2 be taken forward, it is recommended that the implementation approach (precise distribution, site selection and policy formation) seeks to encourage the re-use of previously developed land; minimises air pollution; minimise impacts on biodiversity; minimises impact on the countryside and the historic environment; minimises road congestion, and maximises the efficient use of resources and the sustainable management of waste.

4.2 Evaluation

Alternative 1 scores more positively against the SA objectives relating to efficiency of land use, air pollution, protection of biodiversity countryside and historic environment, road congestion, consumption of resources, waste generation and maintaining water quality and quantity (SA Objectives 8, 9, 10, 11, 12, 13, 14 and 15) based on the lesser amount of growth proposed in comparison to the other options.

There are no SA objectives against which Alternative 2 scores more positively than the other growth scenarios. Potential benefits from the greater number of new dwellings proposed under Alternative 2 are considered to be offset by the potential effects of issues such as oversupply of housing if the economy does not recover from recession quickly; and the greater likelihood of development on less favourable land, e.g. that may have a higher flood risk or poor air quality.

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.

Annex A: SA of Housing Growth Alternatives

Appraisal Matrices

Cherwell District Council

Cherwell Local Plan

Table A1			
SA objectives	Alternatives	Score	Comparative Commentary
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Proposed Growth	++	<p>All growth levels will contribute to meeting the demand for housing including that for affordable homes. However, Alternative 1 would contribute less so.</p> <p>The Proposed Growth scenario is broadly in line with the level of household growth projected (2008 and 2011 based national projections) and so may provide sufficient housing.</p> <p>The lower level of growth under Alternative 1 might be appropriate in the context of current market capacity particularly if the rate of economic growth remains relatively stable over the plan period. However, it is less likely to be flexible enough to respond to increases in growth, should the economy pick up over the plan period.</p>
	Alternative 1	+	<p>Alternative 2, derived from development industry representations, is based on assumptions that the recent 2011 interim household projections are an underestimate of housing need because they are based on economic recession conditions and that higher levels of household growth similar to the 2006 household projections (pre-recession) are likely to occur in future years. It is likely to provide more flexibility but the housing market is complex and the level of overall housing delivered will depend on investor confidence and mortgage availability among many other factors. The advantages of higher levels of growth will depend on affordability and access to the market.</p> <p>Generally, however, the provision of more housing will have more positive and more negative effects.</p>
	Alternative 2	++	<p>There should be no differences in the ability of alternatives to provide sustainably constructed homes, as this is governed by strategic policies in the Local Plan.</p> <p>All alternatives perform equally positively for reducing the percentage of unfit/ non-decent homes, through the provision of decent homes.</p>
2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	Proposed Growth	?	<p>As a rural district, it is likely that the proposed levels of growth for housing could generally be accommodated on land with low flood risk (Flood zones 1 and 2), or on sites which can be fully mitigated through the use of SuDS.</p>

	Alternative 1	?	<p>For all alternatives the effect is uncertain as whether there would be flood risk is dependent on housing distribution, the selection of sites and policy requirements.</p> <p>Nevertheless, with an urban focused approach where there are watercourses within the built-up areas, Alternative 1's lower levels of growth could make it less likely to need to use land for housing in higher flood risk areas and therefore require less mitigation. Alternative 2 could increase the likelihood of flood risk to the economy if the need to accommodate the higher housing growth were to displace some employment development to ensure that the housing requirement is delivered on lower flood risk land as is required by national policy.</p> <p>Flood risk could also generally increase in magnitude with higher levels of development, owing to increasing surface run-off and reductions in the amount of floodplain, unless policies within the Local Plan mitigate for this through requirements for SuDS.</p>
	Alternative 2	?	
3. To improve the health and well-being of the population & reduce inequalities in health.	Proposed Growth	++	<p>Delivering new housing could put pressure on existing health services, whilst larger developments are in delivery, unless they are required to provide services before or in early phases of development unless site specific policies within the Local Plan ensure that facilities are provided as part of development. The higher the level of housing, the greater this pressure could be.</p> <p>For the higher growth levels, it could become more difficult to avoid housing developments within areas of high noise levels or poor air quality as alternatives for additional housing sites becomes more limited. This could have negative impacts on health and well-being.</p> <p>However, in general higher levels of housing growth are more likely to widen the opportunity for access to housing and provide new services and facilities, including those for recreation, which will contribute to well-being. The detailed impacts of providing that housing will depend upon housing distribution, site selection and policy formation.</p>
	Alternative 1	+	
	Alternative 2	++	
4. To reduce poverty and social exclusion	Proposed Growth	++	<p>All growth levels are likely to contribute to reducing poverty and social exclusion through the provision of more opportunities to access housing, the provision affordable homes and the associated services and facilities which are required with new developments. Higher levels of growth would contribute more.</p> <p>Pockets of deprivation exist in rural areas of the district. Higher levels of housing could provide for more homes in rural areas which could lead to more affordable homes in rural villages. Housing in rural areas may also help sustain the viability of existing services.</p>
	Alternative 1	+	
	Alternative 2	++	

			However, this ultimately depends on housing distribution and site selection.
5. To reduce crime and disorder and the fear of crime	Proposed Growth	?	Cherwell is a relatively safe place to live and crime rates in Cherwell are likely to decrease or remain stable.
	Alternative 1	?	Performance against this objective is predominantly related to the design of development and implementation. All levels of growth should be able to provide improvements to street layouts and public space through good design so performance for this sub-objective is likely to be similar across all the alternatives, and is likely to be positive as a result of the application of Policy EDS16: The Character of the Built and Historic Environment, within the Local Plan.
	Alternative 2	?	
6. To create and sustain vibrant communities and engage cultural activity across all section of the Cherwell community	Proposed Growth	++	All levels of growth will encourage the provision of additional new homes, with a range of tenures and the associated provision of services and facilities, which would potentially sustain and enhance communities.
	Alternative 1	+	However, the lower growth Alternative 1 is likely to offer fewer opportunities for provision of the full range of tenures than the other two alternatives. Alternative 1's lower levels of growth would provide fewer opportunities for enhancements to the public realm, or sense of place. Lower levels of growth in rural areas would be less likely to be able to provide contributions to community facilities including locations for cultural activities including the arts. High levels of growth could contribute more.
	Alternative 2	++	
7. To improve accessibility to all services and facilities.	Proposed Growth	?	Accessibility will depend on housing distribution and site selection.
	Alternative 1	?	While higher levels of growth should in general sustain and increase the number and range of services and facilities, accessibility depends on location and transportation. It is uncertain whether the additional growth over and above the Proposed Growth alternative would be accommodated in areas around the two main towns or whether it would be distributed more widely and therefore require development in less sustainable villages with access to fewer services.
	Alternative 2	?	
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of	Proposed Growth	--	Housing growth in the district is generally reliant on greenfield release in addition to the redevelopment of specific brownfield sites. Alternatives with higher development levels are likely to require a greater amount of development on greenfield land and could require some development on higher quality agricultural land. Increasing the level of greenfield release
	Alternative 1	-	

<p>materials from buildings, and encouraging urban renaissance.</p>	<p>Alternative 2</p>	<p>--</p>	<p>could also act as a disincentive to redevelop and intensify the use of under-used previously developed land. The precise effects are dependent upon housing distribution and location.</p> <p>Soil resources are likely to be utilised by all growth alternatives. The magnitude of the impact is likely to increase with higher housing levels.</p>
<p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p>	<p>Proposed Growth</p>	<p>--</p>	<p>Assessments of air quality have identified the main source of air pollution in the district as road traffic related. All of the growth alternatives are expected to increase emissions to air through increased vehicle trips because the cumulative impacts of all new development will lead to an overall increase in greenhouse gas (GHG) emissions, even where sustainable patterns of development are promoted. The degree of impact will depend on housing distribution, site selection and policy formation. Higher levels level of housing will increase the risk of air pollution.</p>
	<p>Alternative 1</p>	<p>-</p>	
	<p>Alternative 2</p>	<p>--</p>	
<p>10. To conserve and enhance and create resources for the district's biodiversity.</p>	<p>Proposed Growth</p>	<p>--</p>	<p>Whether land with low or high levels of biodiversity would be affected will depend on housing distribution and site selection. Some greenfield sites can have low biodiversity value; whilst some previously developed land can have relatively high biodiversity value. However, in general there is more likely to be a greater net loss of biodiversity as a result of higher levels of growth.</p> <p>The Proposed Growth alternative has been subject to a Habitats Regulations Assessment with regards to potential for effects on the Oxford Meadows Special Area of Conservation (SAC), and was deemed not likely to have significant effects. Therefore the lower level of growth proposed in Alternative 1 is also unlikely to lead to Likely Significant Effects on Oxford Meadows SAC assuming a consistency of approach to housing distribution and that provide that the areas allocated for major development remained the same. The Council is preparing an addendum to the HRA to screen the final changes to the Local Plan. In doing so, the HRA is considering whether full delivery of the North West Bicester eco-town within the plan period would have a detrimental impact. This, in effect, would entail a level of growth in line with Alternative 2. The results of the HRA will need to be taken into account.</p>
	<p>Alternative 1</p>	<p>-</p>	
	<p>Alternative 2</p>	<p>--</p>	

11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.	Proposed Growth	--	<p>All growth alternatives are expected to have some negative impacts on this objective in terms of loss of areas of countryside and with potential cumulative adverse impacts on the overall character of historic towns and villages and specific historic assets. This element is uncertain and impacts are largely dependent upon the location, scale and design of development. Alternative 1 is likely to lead to the loss of a smaller total area of countryside. Alternative 2 is likely to result in more. Total area is only one indication of the significance of the impact and landscape change inconsistent with local character can occur with any level of development. Policies within the Local Plan seek to ensure development is consistent with character.</p> <p>It will become increasingly difficult to avoid housing developments within the setting of designated heritage assets for alternatives with higher levels of delivery as the choices of locations for additional allocations, needed to meet the higher growth levels becomes increasingly restricted.</p> <p>The Council's landscape evidence suggests that Banbury is more constrained from a landscape perspective than Bicester.</p> <p>As a rural district with only a small area of the Cotswolds AONB, it is most unlikely that any of the growth options would necessitate strategic development within the AONB.</p>
	Alternative 1	-	
	Alternative 2	--	
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry	Proposed Growth	--	<p>Higher levels of development are in general likely to lead to greater road congestion and associated pollution. The extent of effects will depend on housing distribution, the selection of sites and policy formation.</p> <p>The pattern of development will also depend on the capacity of urban areas. However, alternative 2 increases the likelihood that of more dispersed development in the rural areas in order to accommodate the additional levels of housing. This growth pattern would be less sustainable as it would not reduce the need to travel to access higher order services.</p> <p>Oxfordshire is a net importer of sand and gravel and crushed rock. Hard rock aggregates are imported by rail from the Mendips and Leicestershire to meet construction needs which cannot be met by local, softer limestone and ironstone. (Oxfordshire Minerals and Waste Local Plan, 2012). Therefore higher levels of construction required by higher growth levels are likely to lead to increased journeys, although some of this is by rail, the main method of transporting aggregates and waste in Oxfordshire is expected to continue to be by road.</p>
	Alternative 1	-	
	Alternative 2	--	

13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	Proposed Growth	--	All alternatives will lead to increased consumption, with higher development levels having a greater magnitude of impact. Therefore Alternative 1 would perform the most favourably against this objective.
	Alternative 1	-	All alternatives would be encouraged through sustainable construction policies within the Local Plan to use sustainably produced and local products. Higher levels of growth could create greater demand for local stone which could have negative impacts on local resources or require increased abstraction, which could lead to negative impacts on landscape and biodiversity.
	Alternative 2	--	
14. To reduce waste generation and disposal, and achieve the sustainable management of waste	Proposed Growth	--	All alternatives will lead to increased household waste generation. Planning for higher levels of households will lead to more waste generation within the Plan Area. However, the baseline suggests that household recycling rates are likely to continue to increase.
	Alternative 1	-	All alternatives will lead to increased generation of construction waste, with higher development levels having a greater magnitude of impact. Alternative 2's higher levels of growth will generate the greatest amount of waste, through construction activities and occupancy.
	Alternative 2	--	
15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management	Proposed Growth	?	The effect on the water environment will depend on housing distribution and site selection as well as local policies for sustainable water management. The effects of different levels of housing growth are uncertain. In general, all levels of growth will create additional demand for water, but lower levels of growth less so.
	Alternative 1	?	
	Alternative 2	?	All levels of growth could, through appropriate planning policy, assist with improvements to water use efficiency.
16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district	Proposed Growth	?	All levels of housing growth will increase the demand for energy; higher levels more so. However the effects on energy efficiency are dependent on implementation and so are uncertain. All levels of growth could continue to improve energy efficiency and utilise renewable sources of energy with an appropriate policy framework.
	Alternative 1	?	
	Alternative 2	?	Larger developments would be more likely to be able to provide combined heat and power and on site renewable energy and the number of large scale renewable energy schemes.
17. To ensure high and stable levels of employment so everyone	Proposed Growth	+	New housing may maintain or create new construction jobs and assist employment in linked industries. While the number of jobs maintained or created will vary according the level of

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can benefit from the economic growth of the district.	Alternative 1	+	growth, the long-term differences in the level of employment are not likely to be significant for the purpose of the SA.
	Alternative 2	+	
18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district	Proposed Growth	+	All options will produce housing options for employees and businesses seeking to recruit. Although more growth will widen the choice, a proportionate increase in employment and therefore the demand for homes is assumed for this high level assessment.
	Alternative 1	+	
	Alternative 2	+	
19. To encourage the development of buoyant, sustainable tourism sector.	Proposed Growth	N/A	
	Alternative 1	N/A	
	Alternative 2	N/A	



Cherwell Local Plan Submission Sustainability Appraisal



Annex F: Proposed Draft SA Monitoring Framework

Prepared for:
Cherwell District Council

Prepared by:
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Exeter, UK

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Project Manager/Director (signature):	J Curran 
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Annex F: Monitoring

The SEA Regulations require the monitoring of the significant environmental effects of the implementation of the plan, with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.

The suggested monitoring framework below is therefore based around the effects identified in the SA as being significant (positive or negative) or uncertain, prior to any mitigation.

The 'significant effects indicators' identified in the table below will be used to monitor the predicted 'significant effects' of the plan's policies, in order to identify areas for action to reduce or offset any significant adverse effects of the plan. The indicators are linked to the review of the baseline conditions of the district set out in Section 5.

In addition, the Local Plan includes a monitoring framework which is focused on monitoring the achievement of the plan through the success of individual policies.

There is overlap between the Local Plan Monitoring Framework and the SA Monitoring Framework; many of the Local Plan indicators will also be used to monitor the 'significant effects' of the plan, and so they are included in the SA Monitoring Framework table below.

Reporting on the monitoring results using both the Local Plan Monitoring Framework and the SA Monitoring Framework will be set out in the Council's Monitoring Report, published on an at least annual basis.

The monitoring results will be used to identify where remedial action is required, for example developing further mitigation proposals, or identifying the need for a policy to be amended or deleted, or for further policy guidance to be developed.

The final SA monitoring programme will be included in the SA adoption statement and this will reflect any changes made at Public Examination and prior to adoption.

Table 9.1: Sustainability Appraisal Monitoring Framework			
Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Developing a Sustainable Local Economy	Population	17	<ul style="list-style-type: none"> • Levels of economic growth (Gross Value Added) • Economic activity • Average earnings • Claimant counts • Qualifications • Examination results • Young People Not in Education, Employment or Training • Take up of business space • New VAT registered businesses • Number of jobs created • Home based working • Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Town centre use (use classes A1-A5, B1a, D2) completions within and outside of each of the town centres • Permitted residential development at ground floor level in urban centres • Urban centre vacancies • Diversity of uses in urban centres • No. of retail impact assessments submitted with planning applications • Completed tourism developments (D use class uses, Sui Generis uses)
	Human Health		
	Material Assets		
	Population	18	
	Human Health		
	Material Assets		
Population	19		
Human Health			

			<ul style="list-style-type: none"> • Number of visitors to tourist attractions in the district • Number of overnight stays within the district • Completed transport improvement schemes • Developer contributions to transport infrastructure • Level of Council involvement with the proposed High Speed Rail Link
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Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Building Sustainable Communities	Population	1	<ul style="list-style-type: none"> • Total Dwellings • District population • Rural population • Age structure • Population by ethnic group • Housing types in the district • Housing tenure • Property prices • Overcrowding • Households lacking basic amenities • Homelessness • Low income households • Child poverty • Levels of child well being • Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas) • Housing completions on rural exception sites • % of residential completions on previously developed land • Net housing density of completions
	Human Health		
	Population	3	
	Human Health		
	Material Assets		
Population	4		
Human Health			
Material Assets			
Population	5		
Human Health			
Population	6		

	Human Health Material Assets		<ul style="list-style-type: none"> • Net affordable housing completions/acquisitions per tenure • No. of self-build completions • Number of completed dwellings per number of bedrooms • Number of 'extra care' completions • Completed development per type in the 'area of renewal' • The 'Brighter Futures in Banbury' Performance Measures Package Reports • Completed/lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location • Completed education infrastructure • Developer contributions to education infrastructure • Completed health care infrastructure • Developer contributions to health care infrastructure • Completions at Bicester Community Hospital • Completed public services/utilities infrastructure
Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Building Sustainable Communities	Population Human Health Material Assets	7	<ul style="list-style-type: none"> • Developer contributions to public services/utilities • Amount, type and location of open space/sport/recreation facilities • Areas deficient in recreation provision by type and amount • Completed built development on (former) sites of open space, outdoor sport and recreation • Open spaces in the district meeting quality standards
	All	8	<ul style="list-style-type: none"> • Developer contributions to open space/sport/recreation facilities per typology • Completed community facilities infrastructure • Urban edge park schemes completed • Community woodland provision • Type of permitted/completed development at Stratton Audley Quarry • Developer contributions for burial provision

			<ul style="list-style-type: none"> Completed development relating to the Cherwell Country Park scheme
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Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Ensuring Sustainable Development	Water Soil Climate Factors Population Human Health	2	<ul style="list-style-type: none"> Car ownership Travel to Work distances Levels of radon Geological sites in the district Carbon emissions in the district per capita Permissions granted contrary to Environment Agency advice on Flood Risk grounds Access to services and facilities by public transport, walking and cycling
	Air	9	<ul style="list-style-type: none"> Number of Energy Statements submitted % of new dwellings completed achieving Code for Sustainable Homes Levels Completed non residential development achieving BREEAM Very Good, BREEAM Excellent
	Biodiversity Flora and Fauna	10	<ul style="list-style-type: none"> Number of District Heating Feasibility Assessments submitted Number of permitted district heating schemes in the district Permitted renewable energy capacity per type Permissions granted contrary to Environment Agency advice on flood risk grounds Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse Completed SuDS schemes in the district Number of permissions granted contrary to Environment Agency advice on water quality grounds Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment Total areas of biodiversity importance in the district

			<ul style="list-style-type: none"> • Changes in priority habitats by number & type • Changes in priority species by number & type • Ecological condition of SSSIs • Distribution and status of farmland birds • Distribution and status of water voles • Permissions granted contrary to tree officer advice • Permissions granted contrary to biodiversity consultee advice • Number of Ecological Surveys submitted with applications
Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Ensuring Sustainable Development	Cultural Heritage Landscape Biodiversity Flora and Fauna	11	<ul style="list-style-type: none"> • Total amount of BAP Habitat within Conservation Target Areas (CTAs) Biodiversity improvements achieved in Conservation Target Areas • Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice • Built development permitted in the AONB • Permissions granted contrary to the advice of the AONB Management Board • Number and location of urban fringe restoration/improvement schemes completed • Permissions granted contrary to Landscape Officer advice
	Air Population Human Health	12	<ul style="list-style-type: none"> • Completed development (per type) in the Green Belt • Completed development on land identified as Green Buffers per type • Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds
	Climate Factors	13	<ul style="list-style-type: none"> • Permissions granted contrary to design consultee advice on design grounds • % of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD16)
	Water Soil Climate Factors	14	<ul style="list-style-type: none"> • Number of new (and reviews of) conservation area appraisals • Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal • Permissions granted contrary to consultee advice on heritage grounds

	Water Soil Biodiversity Flora and Fauna	15	<ul style="list-style-type: none"> Completed green infrastructure schemes Developer contributions to green infrastructure
	Climate Factors	16	

Cherwell Local Plan Theme	SEA Topic	Objective	Significant Effects Indicators
Cherwell's Places	All	All	Housing, employment, town centre, and infrastructure completions at the Strategic Sites allocated in the Local Plan.