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

Final Report
Prepared by LUC
October 2014

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1 Introduction

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

Sustainability Appraisal and Strategic Environmental Assessment

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

Purpose of this SA Addendum Report

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

¹ National Planning Practice Guidance 2014.

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

Meeting the requirements of the SEA Directive

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

Table 1.1: Meeting the Requirements of the SEA Directive

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

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

Habitats Regulations Assessment

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

Structure of the SA Addendum Report

- 1.9 This SA Addendum Report is structured as follows:

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

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

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

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

2 Relevant policy context

Introduction

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

The SEA Regulations, Schedule 2 require:

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

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

Updates to the policy context

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

Cherwell Local Plan

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

3 Characteristics of areas likely to be affected

Introduction

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

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

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

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

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

Geographical context

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

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

Natural and historic environment

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

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

Economy

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

Economic structure

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

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

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

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

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

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

Employment and economic activity

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

Social

Population

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

Housing

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

Cherwell's places

Banbury

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

Bicester

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

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

Rural areas

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

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

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

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

4 Method used for SA addendum work

Introduction

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

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

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

Reasonableness criteria

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

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

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

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

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

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

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

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

Approach to the Assessment

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

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

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

(a) Implementing the plan or programme; and

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

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

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

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

SA Framework

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

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

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

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

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

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

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

Predicting effects

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

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

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

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

Consultation on the SA Addendum Report

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

5 Appraisal of quantum of additional development

Introduction

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

Quantum of housing: Reasons for selecting the reasonable alternatives

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

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

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

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

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

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

Findings of the SA for the quantum of housing

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

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

- 5.10 The original SA report recognised that:

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

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

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

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

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

5.13 The original SA Report concluded:

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

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

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

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

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

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

Significant positive effects

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

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

Significant negative effects

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

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

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

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

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

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

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

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

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

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

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

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

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

Significant positive effects

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

Significant negative effects

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

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

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

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

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

6 Appraisal of overall spatial distribution of additional development

Introduction

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

Reasons for selecting the reasonable alternatives

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

Option B: Focus additional growth at Banbury.

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

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

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

Findings of the SA

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

Focusing additional growth at Bicester

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

Focusing additional growth at Banbury

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

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

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

Focusing additional growth at Former RAF Upper Heyford

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

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

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

Providing for some additional growth in the Rural Areas

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

Conclusion

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

- The villages of the Rural Areas need more homes and jobs to cater for both demand and need, and also to help provide support for the diminishing range of local services and facilities that they offer. However, people will continue to need to access larger settlements, such as Banbury, Bicester and Oxford, to meet their everyday needs and employment, so large-scale development in the Rural Areas is probably not sustainable and would harm landscape character.
- 6.35 The most sustainable solution is likely to be a balanced approach between all four of the reasonable alternative options, focusing initially on the two main towns particularly Bicester as it is less constrained than Banbury despite its smaller size, and then exploring the scope to deliver additional development at Former RAF Upper Heyford whilst respecting its heritage and ecological interest, and allowing for some additional development in the Rural Areas, but on a limited scale commensurate with the size, character and function of the villages concerned. This is reinforced by the Economic Analysis Addendum **which shows that the Council's proposed modifications are well aligned in terms of the location of new housing and jobs and consistent with this approach.** This would probably provide the greatest chance for the potential positive effects to be realised and to manage any potentially significant adverse effects. To place too much emphasis on any one option would increase the risks of failing to deliver the positive effects, whilst increasing the likelihood of significant adverse effects occurring.
- 6.36 This approach is reflected in revised Policy BSC1: District Wide Housing Distribution, which provides for 44% of housing growth (including completions, permissions, allocations and allowance for windfalls) to be in and around Bicester, 32% around Banbury, and 24% in the remainder of the District (of which nearly half will be at Former RAF Upper Heyford in accordance with the proposed Main Modifications to Policy Villages 5).
- 6.37 The detailed appraisal findings of the locations where development is planned to take place is addressed in the remainder of this SA Addendum.

7 Appraisal of additional strategic development locations

Introduction

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

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

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

Reasons for selecting the reasonable alternatives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approach to the appraisal

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

Assumed characteristics of strategic developments

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

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

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

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

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

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

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

Banbury, Bicester and Kidlington Suburbs

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

Banbury and Bicester Town Centres

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

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

Use of previous SA work in the 2013 SA Report

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

Updates made to SA matrices in this Submission SA Addendum

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

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

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

Findings of the SA

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

Strategic development locations at Banbury

Reasonable alternatives for strategic housing development at Banbury

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

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

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

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

Minor positive effects

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

Significant negative effects

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

Minor negative effects

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

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

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

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

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

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

Reasonable alternatives for strategic employment development at Banbury

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

Significant effects

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

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

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

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

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

Strategic development locations at Bicester

Reasonable alternatives for strategic housing development at Bicester

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

Significant effects

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

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

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

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

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

Reasonable alternatives for strategic employment development at Bicester

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

Significant effects

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

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

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

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

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

Strategic development locations at Former RAF Upper Heyford

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

Significant effects

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

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

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

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

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

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

Reasons for selecting the preferred alternatives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

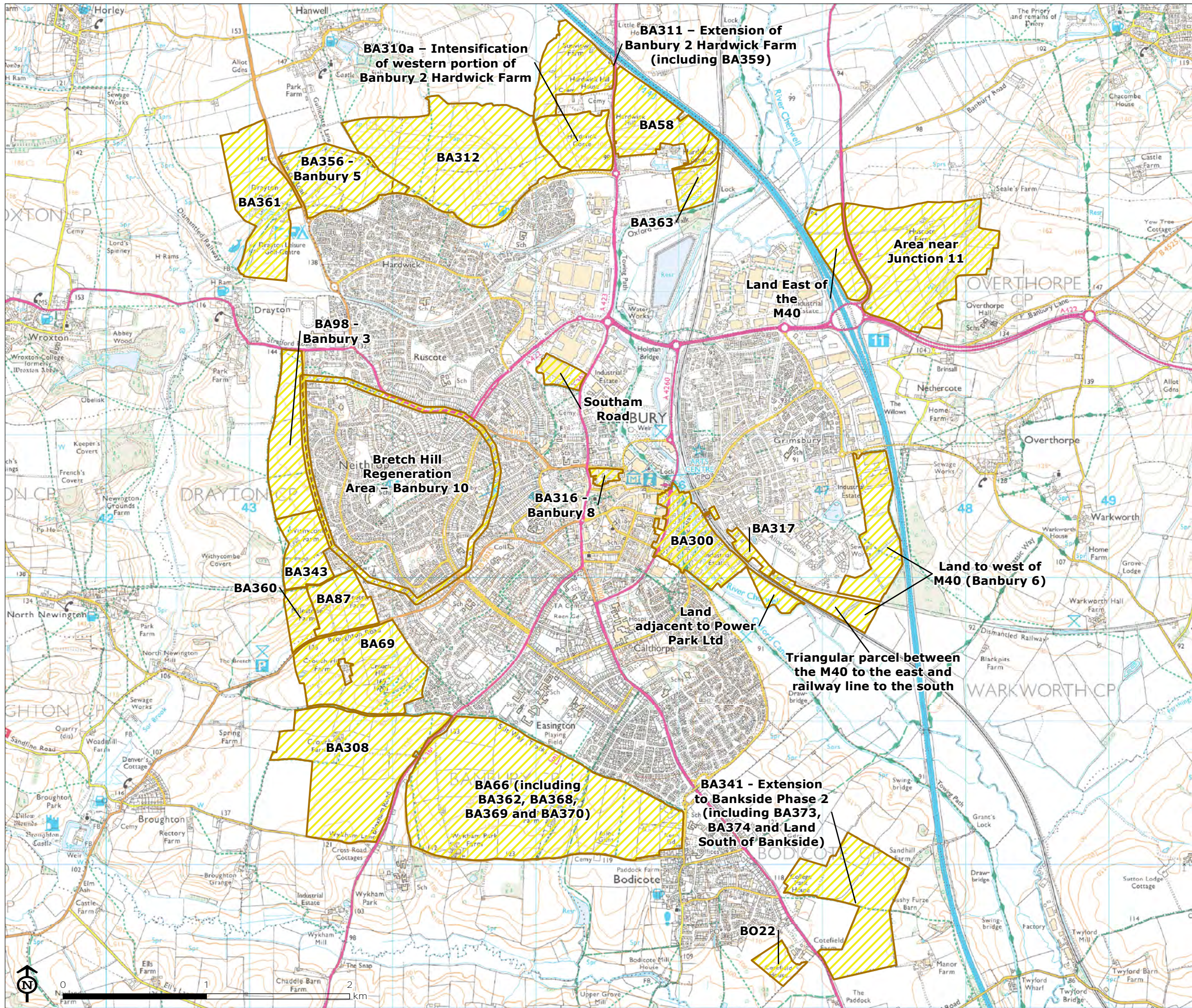


Figure 7.1
Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum - Banbury

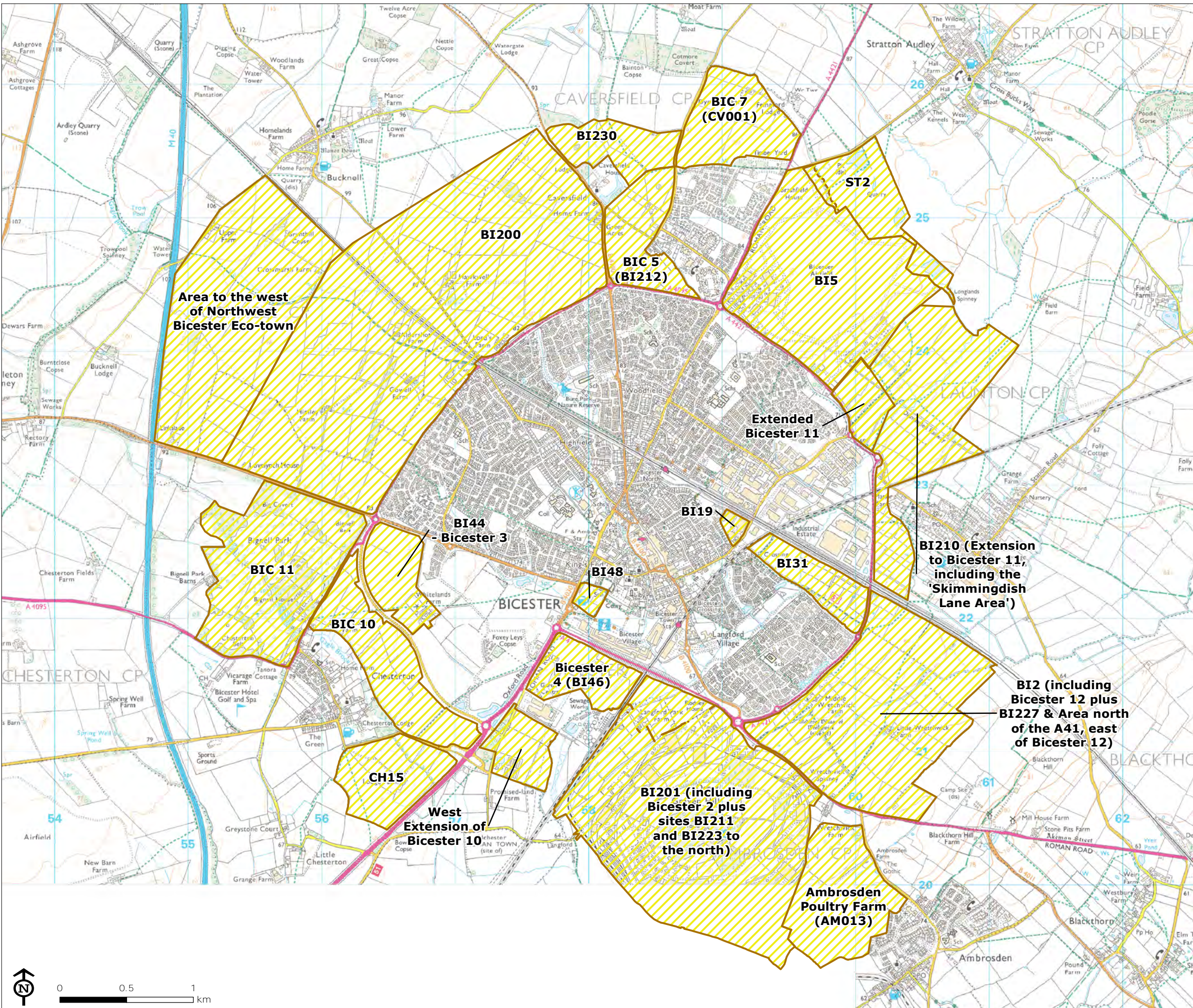
Site

Map Scale @ A4: 1:28,000



Figure 7.2
Reasonable alternatives and allocated sites in Submission Local Plan appraised as part of the 2014 SA Addendum – Bicester

 Site

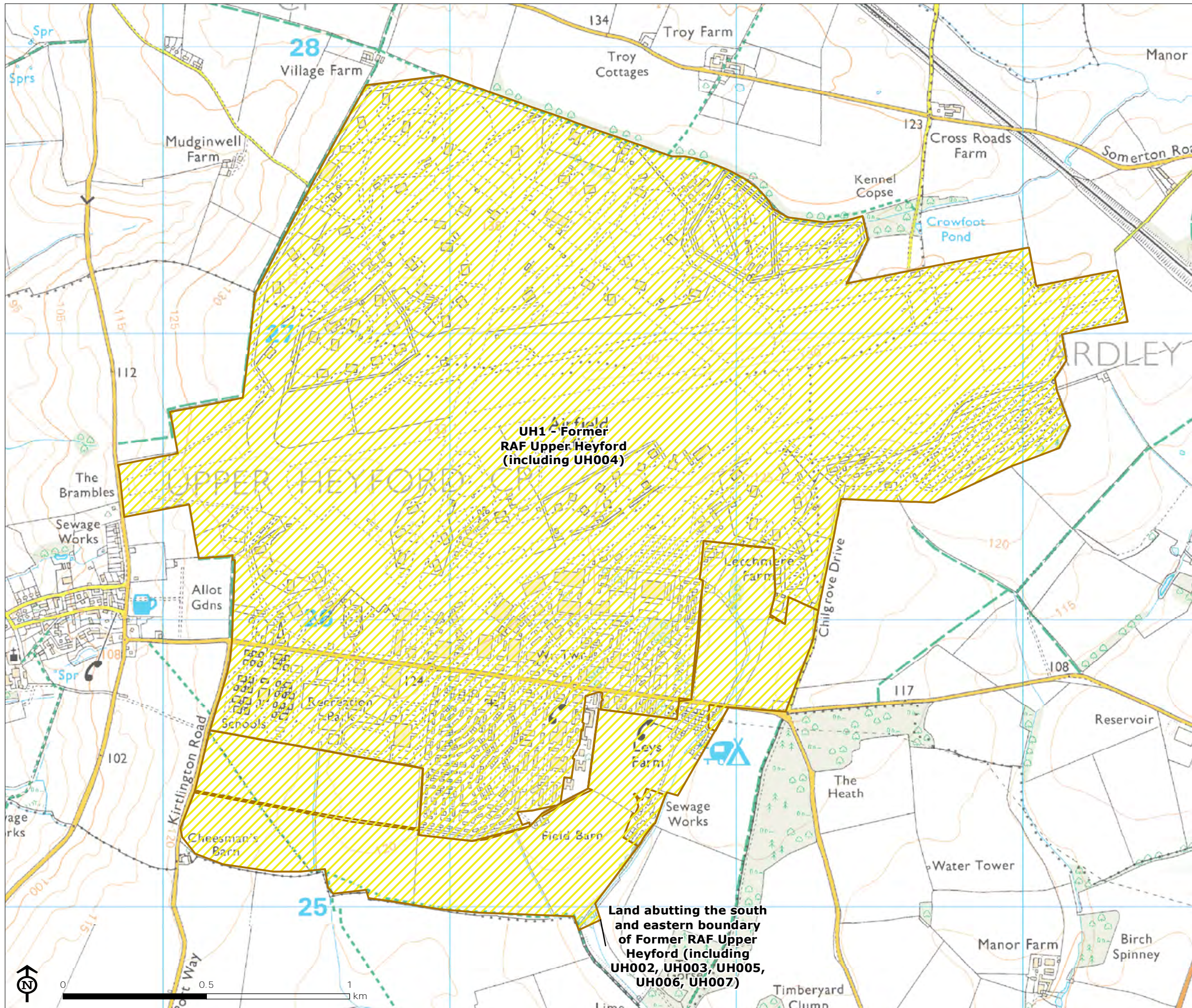


Map Scale @ A4: 1:41,000



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

 Site



Map Scale @ A4: 1:19,000



8 Appraisal of proposed Main Modifications to the Submission Local Plan

Introduction

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

Reasons for selecting the alternatives

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

Approach to the appraisal of the proposed Main Modifications

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

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

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

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

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

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

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

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

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

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

Summary of appraisal findings

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

Findings of the new and revised policy appraisals

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Findings of the Habitats Regulations Assessment

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

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

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

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

Reasons for selecting the preferred alternatives

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

Table 8.3: Potential cumulative effects of development proposed at Bicester

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

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

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

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

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

Table 8.4: Potential cumulative effects of development proposed at Banbury

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

Policies / sites	Potential cumulative effect	Mitigation / enhancement measures needed	Response to mitigation	Residual adverse effects
Banbury 12 Banbury 4 Permitted development Bankside Phase 1	<p>Potential negative cumulative landscape effects on Bodicote village from urbanisation of the areas to the north and east of the village.</p> <p>Potential cumulative negative impacts in terms of traffic generation, noise, and light pollution.</p>	<p>possible.</p> <p>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.</p>	N/A	Residual negative cumulative impacts on landscape

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

Project, plan or programme	Potential cumulative effects	Mitigation/ enhancement measures needed	Response to mitigation	Residual effects
Cherwell Local Plan 2013 and the High Speed Rail 2 London to Birmingham national infrastructure project.	<p>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</p>	None proposed	N/A	N/A

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

more limited.

Witney – around 1,900 new homes to include Strategic Development Areas to the west (1,000 homes) and east (300 homes)

Carterton – around 1,850 new homes including Strategic Development Areas to the east of Carterton (700) and at REEMA North and Central (400)

Chipping Norton – around 600 new homes

Vale of Aylesbury Local Plan (VALP) The Core Strategy was withdrawn in 2010 and there are no saved policies in the Local Plan which provide a development strategy for the district.

The Council withdrew the Vale of Aylesbury Plan Strategy in February 2014 in accordance with an independent planning inspector's suggestion.

The Council has started work on a new Plan, the Vale of Aylesbury Plan (VALP), which recently (May 2014) **underwent an eight week 'Regulation 18' consultation on the content and scope of the new plan (VALP).**

Aylesbury and Buckingham are the main towns within the district.

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.

Adopted Oxford Core Strategy 2026

5,986 new dwellings and 12,590 new jobs proposed within Oxford.

Stratford-on-Avon Draft Core Strategy 2012

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

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

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

9 Conclusions

Introduction

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

The influence of the SA Addendum on the Cherwell Local plan

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

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

Cumulative effects

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

Difficulties encountered

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

Monitoring

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

LUC

October 2014