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

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC LONDON
43 Chalton Street
London NW1 1JD
T 020 7383 5784
F 020 7383 4798
london@landuse.co.uk

Offices also in:
Bristol
Glasgow
Edinburgh



FS 566056
EMS 566057

Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
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Contents

| | |
|---|----------|
| Appendix 5 | 1 |
| Long list of sites within or around Banbury, Bicester and Upper Heyford that were considered for the strategic development location options | 1 |
| SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Banbury | 6 |
| Banbury 1: BA300 – Canalside Reduction | 7 |
| Banbury 2: BA311 – Land West of Southam Road | 14 |
| Banbury 2: BA310a – Intensification | 21 |
| Banbury 3 (BA98) | 28 |
| Banbury 4 & 12: Extension to Bankside Phase 2 & Relocation of Football Club (Site BA341 including BA373, BA374 and Land south of Bankside Phase 2 and immediately adjacent to Rugby club) | 35 |
| Banbury 5 (BA356) | 44 |
| Banbury 8 (BA316) | 51 |
| BAN 4: BA66 – Land South of Salt Way (including BA362, BA 368, BA369, BA370) | 57 |
| Land at Crouch Farm, West of Bloxham Road, BA308 including BA366 (67 Hectares) | 66 |
| BA69 – Land at Crouch Hill (Including BA365 and BA378 which already has planning permission for 40 dwellings) | 74 |
| BAN 9: BA312 – Land North of Duke's Meadow Drive (Including BA367) | 81 |
| New: BO22 - Land South of Bodicote | 89 |
| New: BA317 - Land at Higham Way (Grundons and Cemex) | 95 |
| New: BA87 – Land at Milestone Farm | 102 |
| New: BA363- Ex Hella Manufacturing Site | 108 |
| New: Southam Road – Residential Scenario | 115 |
| New: BA360 – Land to the North of Broughton Road | 121 |
| New: BA343 – Land adjoining Dover Avenue and Thornbury Drive (Including BA371) | 130 |
| New: BA361 – Land at Drayton Lodge Farm | 137 |
| SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Banbury | 144 |
| Banbury 6: Land to West of M40 – Extension | 145 |
| BAN 7: Land East of the M40 | 153 |
| New: Area near Junction 11 | 160 |
| New: Land adjacent to Power Park Ltd – Rail Infrastructure | 167 |
| New: Southam Road– Retail and Commercial Scenario | 174 |
| SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Bicester | 180 |
| Bicester 1: BI200 – Extension of Northwest Bicester Phase 1 and 2 (Considers both intensification and extension) | 181 |
| Bicester 2: BI201 – Extension of Graven Hill MOD site North, in to BI211 to north, or just limiting the extension to BI223 | 188 |
| Bicester 3 (BI44) | 197 |

| | |
|--|-----|
| Bicester 8 (BI5) | 204 |
| Bicester 12: BI2 – Extension and Intensification | 211 |
| BIC 5: Site BI212 including sites BI224, BI225, BI226) | 218 |
| BIC 7: Dymock’s Farm (CV001) | 225 |
| BIC 10: Land East of Chesterton | 231 |
| BIC 11: Bignell Park | 238 |
| BI31 – Land North of Gavray Drive | 245 |
| New: BI230 - Land north of Caversfield House | 252 |
| New: BI48- Land at Oxford Road | 258 |
| New: BI19 - Bessemer Close/Launton Road | 264 |
| New: CH15 – Land at Lodge Farm (40.1 Hectares) | 270 |
| New: ST2 – Stratton Audley Quarry | 276 |
| New: AM013 – Ambrosden Poultry Farm | 282 |
| SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Bicester | 288 |
| Bicester 4 (BI46) | 289 |
| New: West Extension of Bicester 10 into site CH11 and Facenda Chicken Farm | 297 |
| BI210 including Extension to Bicester 11 | 304 |
| SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Former RAF Upper Heyford | 313 |
| UH1 & UH004 – Intensification of Former RAF Upper Heyford | 314 |
| Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford | 322 |
| Revisions to SA scores between Draft SA Addendum (August 2014) and Final SA Addendum (October 2014) | 330 |
| Site Scores Changed to/from Significant (+ +/--) | 330 |

Appendix 6 333

Appendix 7 352

| | |
|--|-----|
| Policy SLE 1: Employment Development | 355 |
| Policy SLE 4: Improved Transport Connections | 363 |
| Bicester 1: Northwest Bicester Eco-Town | 369 |
| Bicester 2 – Graven Hill | 380 |
| Bicester 10 – Bicester Gateway | 390 |
| Bicester 11 –North East Bicester Business Park | 398 |
| Bicester 12 – South East Bicester | 407 |
| Bicester 13 – Land North of Gavray Drive | 416 |
| Banbury 4 – Bankside Phase 2 | 426 |
| Banbury 6 – Employment Land to West of M40 | 436 |
| Banbury 15 – Employment Land East of Junction 11 | 446 |
| Banbury 16 – Land South of Salt Way – West | 456 |
| Banbury 17 – Land South of Salt Way – East | 465 |
| Banbury 18 – Land at Drayton Lodge Farm | 476 |

| | |
|---------------------------------------|-----|
| Banbury 19 – Land at Higham Way | 486 |
| Villages 5 – Former RAF Upper Heyford | 494 |

Appendix 8 **506**

| | |
|---|-----|
| Consultation responses received in relation to the Draft Sustainability Appraisal Addendum for Main Modifications to the Cherwell Submission Local Plan (August 2014) | 507 |
|---|-----|

Appendix 5

Appraisal matrices for the SA of the alternatives for the additional strategic development locations

Contents

| | |
|---|----------|
| Appendix 5 | 1 |
| Long list of sites within or around Banbury, Bicester and Upper Heyford that were considered for the strategic development location options | 1 |
| SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Banbury | 6 |
| Banbury 1: BA300 – Canalside Reduction | 7 |
| Banbury 2: BA311 – Land West of Southam Road | 14 |
| Banbury 2: BA310a – Intensification | 21 |
| Banbury 3 (BA98) | 28 |
| Banbury 4 & 12: Extension to Bankside Phase 2 & Relocation of Football Club (Site BA341 including BA373, BA374 and Land south of Bankside Phase 2 and immediately adjacent to Rugby club) | 35 |
| Banbury 5 (BA356) | 44 |
| Banbury 8 (BA316) | 51 |
| BAN 4: BA66 – Land South of Salt Way (including BA362, BA 368, BA369, BA370) | 57 |
| Land at Crouch Farm, West of Bloxham Road, BA308 including BA366 (67 Hectares) | 66 |
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| New: BO22 - Land South of Bodicote | 89 |
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| Banbury 6: Land to West of M40 – Extension | 145 |
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| Bicester 1: BI200 – Extension of Northwest Bicester Phase 1 and 2 (Considers both intensification and extension) | 181 |

| | |
|--|-----|
| Bicester 2: BI201 – Extension of Graven Hill MOD site North, in to BI211 to north, or just limiting the extension to BI223 | 188 |
| Bicester 3 (BI44) | 197 |
| Bicester 8 (BI5) | 204 |
| Bicester 12: BI2 – Extension and Intensification | 211 |
| BIC 5: Site BI212 including sites BI224, BI225, BI226) | 218 |
| BIC 7: Dymock’s Farm (CV001) | 225 |
| BIC 10: Land East of Chesterton | 231 |
| BIC 11: Bignell Park | 238 |
| BI31 – Land North of Gavray Drive | 245 |
| New: BI230 - Land north of Caversfield House | 252 |
| New: BI48- Land at Oxford Road | 258 |
| New: BI19 - Bessemer Close/Launton Road | 264 |
| New: CH15 – Land at Lodge Farm (40.1 Hectares) | 270 |
| New: ST2 – Stratton Audley Quarry | 276 |
| New: AM013 – Ambrosden Poultry Farm | 282 |
| SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Bicester | 288 |
| Bicester 4 (BI46) | 289 |
| New: West Extension of Bicester 10 into site CH11 and Facenda Chicken Farm | 297 |
| BI210 including Extension to Bicester 11 | 304 |
| SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Former RAF Upper Heyford | 313 |
| UH1 & UH004 – Intensification of Former RAF Upper Heyford | 314 |
| Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford | 322 |
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Long list of sites within or around Banbury, Bicester and Upper Heyford that were considered for the strategic development location options

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

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

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

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

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

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

Banbury 1: BA300 – Canalside Reduction

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

¹ Environment Agency data set

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

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

⁵ TVERC data set

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

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

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

Banbury 1: BA300 – Canalside Reduction (24 Hectares)

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

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

Banbury 2: BA311 – Land West of Southam Road

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

⁹ Environment Agency

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Banbury 2: BA310a – Intensification

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

¹⁶ Environment Agency

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Banbury 3 (BA98)

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

²³ EA data set.

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

Banbury 3 (BA98) (26.5 hectares)

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

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

Banbury 3 (BA98) (26.5 hectares)

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

Banbury 3 (BA98) (26.5 hectares)

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

²⁶ Cherwell District Council data set

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

Banbury 3 (BA98) (26.5 hectares)

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

Banbury 3 (BA98) (26.5 hectares)

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

Banbury 3 (BA98) (26.5 hectares)

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

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

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

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

²⁸ EA data set

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Banbury 5 (BA356)

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

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

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

Banbury 5 (BA356) (26 hectares)

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

Banbury 5 (BA356) (26 hectares)

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

Banbury 5 (BA356) (26 hectares)

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

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

⁴⁵ Cherwell District Landscape Assessment (1996)

⁴⁶ Cherwell District Council Data set

Banbury 5 (BA356) (26 hectares)

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

Banbury 5 (BA356) (26 hectares)

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

Banbury 5 (BA356) (26 hectares)

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

Banbury 8 (BA316)

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

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

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

Banbury 8 (BA316) (1.8 hectares)

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

Banbury 8 (BA316) (1.8 hectares)

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

Banbury 8 (BA316) (1.8 hectares)

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

Banbury 8 (BA316) (1.8 hectares)

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

Banbury 8 (BA316) (1.8 hectares)

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

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

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

⁴⁹ Environment Agency data set

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

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

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

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

⁵² Sustrans data set

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

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

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

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

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

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

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | | | | the achievement of this objective. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site comprises primarily not previously developed, and is largely covered generally by Grade 2 (very good) and Grade 3 (good) agricultural land. The Grade 3 land is concentrated in the north west corner of the site within site BA368.</p> <p>This objective is considered not achievable and a significant negative effect is therefore identified.</p> | Mitigation: Development should encourage reuse of buildings where possible and sustainable design. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located within 1-2 km of Banbury town centre and any development of the site would result in increased traffic emissions. However, some journeys by walking and cycling may be encouraged as there are existing recreational routes in the area, along the northern site boundary (along Salt Way) and running north-south across the site. National Cycle Route 5 also follows the northern site boundary, along Salt Way.⁵⁶</p> <p>The site is relatively close to existing schools and existing facilities to the West of Banbury, which may also encourage walking and cycling.</p> <p>However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p> | Enhancement: Development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | - | - | - | <p>The site does not contain any designated habitats or surface water features. However, the Salt Way is a proposed Local Wildlife Site.⁵⁷</p> <p>An area of approximately 4 ha in the eastern part of the site contains BAP priority habitat (lowland wood pastures and parkland), and some smaller isolated areas of BAP priority</p> | Mitigation: Ecological surveys should be provided as part of any proposal for development. Any development proposals would need to be cognisant of the ecological impacts to the site of taking it forward, notably to habitats, reptiles and bats. |

⁵⁶ Sustrans data set

⁵⁷ TVERC data set

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

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | | | | <p>habitat (lowland mixed deciduous woodland and lines of very young plantation) are located in the central and western parts of the site.</p> <p>The 2013 and 2014 LSCA⁵⁸ identifies the site's ecological sensitivity as medium due to the variety of habitats and the potential for protected species to be present throughout the site. Development of the site could result in degradation of the adjacent Proposed Local Wildlife Site and loss of BAP habitat, therefore a minor negative effect is identified on this objective.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | -- | -- | -- | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the area as being within the Upstanding Village Farmlands Landscape Type. At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.⁵⁹</p> <p>The 2013 LSCA states that the combined landscape sensitivity and visual sensitivity of the site is medium – high. Overall, a capacity of medium to low is identified for both residential and employment development across the whole development. However, the 2014 LSCA states that the north western third and the north eastern end of the site has a high capacity for residential development and a low capacity for employment development.⁶⁰</p> <p>The site contributes to the setting of the town. Two public footpaths cross the site and another public footpath runs along the western boundary of the site. A public bridleway and historic route, Salt Way, runs along the northern boundary of the site and forms a mature green edge to the town.⁶¹ There is visual sensitivity in relation to the Salt Way</p> | <p>Mitigation: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site.</p> <p>Existing hedgerows should be protected and enhanced, including the boundary with Salt Way.</p> <p>Existing public rights of way should be protected/enhanced.</p> |

⁵⁸ WYG (September 2013 & August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft/Addendum*

⁵⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁶⁰ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁶¹ LDA Design (March 2013) *Banbury Analysis of Strategic Development Potential; Final Draft*

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

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | | | | <p>footpath and National Cycle Route, which is used by a large number of people.</p> <p>Wykham Farm and Wykham Park Farm are located on the southern boundary of the site along Wykham Lane. Wykham Farm contains a listed building, the setting of which will have to be preserved. Bodicote Conservation Area is located immediately south east of the site, and development on this wider site may have an adverse impact on its setting. Furthermore, the National Monument Record notes the presence of two ring ditches in the south east quarter of the site.</p> <p>Therefore, while there are pockets of the site suitable for residential development, the development of the site as a whole would result in significant negative effects against this objective.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site is located 1-2 km south of Banbury town centre and immediately north west of the village of Bodicote. It will have access to services and facilities in these locations; however, the achievement of this objective would depend on implementation.</p> | <p>Enhancement: ensure sustainable transport measures are implemented, including links from neighbouring developments within Banbury. Promote energy efficiency and on-site renewable energy generation.</p> |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of</p> |

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

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| the sustainable management of waste | | | | Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>There is one small watercourse on the site towards the southern boundary. The risk of flooding from surface water runoff from land is greater in the central area of the site. The significant scale of development that could be achieved on this large site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have negligible effect on water quality overall.</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The site is large in size and could accommodate a district heating system, promoting energy efficiency; however, the achievement of this objective would depend on implementation. Although the site lies 1-2 km distance from Banbury town centre, there are various complementary heat loads within the local area, including the schools and hospital at Easington.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high | ++ | ++ | ++ | The site is large enough to accommodate commercial and | Enhancement: Include good provision |

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

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| and stable levels of employment so everyone can benefit from the economic growth of the district. | | | | <p>employment land, new community facilities and local services in addition to residential development, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | of services and facilities to reflect the community's needs. |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services in addition to residential development, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs. |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. There is some potential to enhance the footpath and cycle network associated with Salt Way, which may promote the location for visitors.</p> | |

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

| SA Objective | Duration | Assessment | Mitigation or Enhancement |
|--|----------|------------|---------------------------|
| <p>Site BA368 – The site is located approximately 1-2 km south of Banbury town centre. It is not previously developed, although there are farm buildings at Wykham Farm and Wykham Park Farm, as well as Banbury cricket club and Bodicote recreation ground located on the site. There is one watercourse and a pond on the site; however, the site lies entirely within Flood Zone 1. The site is largely covered by Grade 3 agricultural land compared with Grade 2 land within the surround area to the south and east of the site. A District Wildlife Site and proposed Local Wildlife Site (The Salt Way) is located immediately north of the site. The 2014 LSCA identifies this area as having a high capacity for residential development.</p> <p>Site BA362 – The site is smaller than BA368 and slightly further away from the centre of Banbury. Therefore, it is able to accommodate less development, i.e. housing and employment. The site is closer to the Bodicote Conservation Area to the south east, contains an allotment and sits directly adjacent to Banbury cricket club and Bodicote recreation ground at its eastern boundary. The entire site is on Grade 2 agricultural land, compared with most of the land in site BA368 being Grade 3 agricultural land. While both sites would score a significant negative effect against SA objective 8, site BA362 would have a greater significant impact, being entirely Grade 2 agricultural land.</p> <p>Site BA370 – The site is largely the same as site BA362 with the exception that it does not include the allotment land to the south. Therefore, the development of this site is likely to have a less significant negative impact as the allotment could be retained.</p> <p>Overall, Site BA368 scores better than site BA362 and BA370 in the SA.</p> | | | |

Land at Crouch Farm, West of Bloxham Road, BA308 including BA366 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home | ++ | ++ | ++ | The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. ⁶² EA mapping shows that there are small areas at risk of flooding from surface water runoff west and north of Crouch Farm and in the southern area of the site, shown as areas of 'less' susceptibility. ⁶³ | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health | + | + | + | The site lies on the western edge of Banbury, approximately 1-2 km south west of the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children's playspace. ⁶⁴ Salt Way, which forms the northern site boundary, is of significant recreational value | Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east. |

⁶² Environment Agency data set

⁶³ URS (August 2014) *Level 2 SFRA Second Addendum*

⁶⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

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| | | | | <p>and there are recreational footpaths crossing the site near Crouch Farm and near Bloxham Road. National Cycle Route 5 also follows the Salt Way.⁶⁵</p> <p>The LSCA⁶⁶ indicates low capacity for formal recreation as the area is isolated from urban areas to the north east by Salt Way. Capacity for informal recreation is Medium as the area could be enhanced through the introduction of green infrastructure and connectivity with Salt Way.</p> | |
| 4. To reduce poverty and social exclusion | + | + | + | <p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime | ? | ? | ? | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The A361 (Bloxham Road) forms the eastern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>However, the achievement of this objective will largely depend on implementation.</p> | Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel, such as improving the connectivity of footpaths and cycle network. |

⁶⁵ Sustrans data set

⁶⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

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|---|-----------|-----------|-----------|--|--|
| <p>7. To improve accessibility to all services and facilities</p> | <p>++</p> | <p>++</p> | <p>++</p> | <p>The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury and is relatively close to existing services in south Banbury.</p> <p>Development of the site (due to its proximity to existing services and facilities but due to its large scale) is likely to be able to achieve good provision of new services and facilities within the site, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> <p>Perimeter and other major access roads as well as distributor roads would need to be constructed to ensure that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>The site is not previously developed; however, some farm buildings are located on the site, at Crouch Farm. Approximately half of the site is covered by Grade 2 agricultural land, in the west and south, with the northern and eastern sections covered by Grade 3 agricultural land.⁶⁷</p> <p>This objective is unlikely to be achievable; however there may be some opportunity to reuse existing buildings.</p> | <p>Mitigation: existing buildings should be re-used where possible.</p> |
| <p>9. To reduce air pollution including</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>The site is located within 2 km of Banbury town centre. The site is not previously</p> | <p>Mitigation: development should promote sustainable transport and manage</p> |

⁶⁷ DEFRA data set

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

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| <p>reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | | | | <p>developed but is relatively close to existing services in south Banbury reducing the need to travel. There is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p> | <p>potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | - | - | - | <p>There are no national or local designated sites located on the site. However, a proposed Local Wildlife Site (The Salt Way) forms the northern site boundary. The Bretch Local Wildlife Site is located approximately 300 m north west of the site.⁶⁸</p> <p>An area of approximately 0.5 ha in the centre of the site contains BAP priority habitat (young plantation). The variety of habitat types results in a Medium to Low natural sensitivity.⁶⁹</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. Development on this site could result in the loss of BAP habitat.</p> <p>A minor negative impact is identified.</p> | <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment</p> | -- | -- | -- | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁷⁰</p> <p>The site is assessed as having medium-high landscape sensitivity and high visual sensitivity. The area is contained to the south of Salt Way and in order to merge with the</p> | <p>Mitigation: a full landscape and visual assessment, and an archaeology and cultural heritage assessment, should be undertaken in respect of any new development on the site.</p> <p>Public rights of way should be protected and enhanced.</p> |

⁶⁸ TVERC data set

⁶⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁷⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

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| | | | | <p>existing urban fringe development would require visual and physical connection to the residential area to the north east to prevent it appearing isolated. There is potential to accommodate some residential development in the north east corner of the site although not fully extending to the west past Crouch Farm as this may alter the context of the views from the south west. The capacity for residential development is Medium to Low.⁷¹</p> <p>There is a low capacity for commercial and industrial development which would affect the local character and setting of Salt Way and would not complement the surrounding land use.⁷²</p> <p>The site is currently occupied by arable land and the area around Crouch Farm shows evidence of ridge and furrow and pre-enclosure field boundaries. South of Crouch Farm, the site is of low sensitivity where the fields have been amalgamated into prairies.</p> <p>The site contributes to the setting of Banbury as a historic town from the south-west and in the surroundings of the Salt Way. Crouch Farmhouse is a Grade II Listed Building. There is also a National Monument Record (flint implement finding) located approximately 120 m west of the south western site boundary, which may be indicative of further buried archaeological remains.</p> <p>Two public footpaths cross the site linking the town and Crouch Hill to the surrounding countryside.</p> | |
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⁷¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁷² WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

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| | | | | Development on the site is likely to have an adverse impact on landscape and visual amenity on the western approach to Banbury; therefore a minor negative impact is identified. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | The site is located within 2 km of Banbury town centre. The A361 forms the eastern boundary of the site and a minor road between Banbury and Broughton lies within 400m of the southern site boundary. The northern site boundary is formed by the Salt Way recreational route, which also forms part of National Cycle Route 5. Any development on the site would be likely to increase traffic volumes; however, achievement of this objective would depend on implementation. | Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians. |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve | 0 | 0 | 0 | There are no surface watercourses on the site, and only small areas are at risk of flooding from surface water runoff. | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

| | | | | | |
|---|----|----|----|---|--|
| sustainable water resources management | | | | <p>The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The limited number of sensitive receptors on the site would suggest that development within the site would have negligible effect on water quality overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district | ++ | ++ | ++ | <p>The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |

BA308 – Land at Crouch Farm, West of Bloxham Road, including BA366 (67 Hectares)

| | | | | | |
|---|----|----|----|--|--|
| | | | | well as distributor roads would need to be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district | ++ | ++ | ++ | The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are may also be required. | Enhancement: Include good provision of services and facilities to reflect the community's needs. |
| 19. To encourage the development of buoyant, sustainable tourism sector | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity with the footpath and cycle network associated with Salt Way, which may promote the location for visitors. | Add mitigation/enhancement relating to connectivity of footpath/cycle networks (already covered in the policy) |
| <p>Site BA366: The development of the smaller site BA366 as an alternative to the development of the larger BA308 would, comparatively, have reduced effects on the majority of the sustainability objectives, e.g. potentially a less negative effect on the landscape and cultural heritage and loss of high grade agricultural land. However, as the development of the larger BA308 would provide more housing, local facilities and services, it is likely that site BA366 would have a more limited positive effect on the SA objectives 1, 17 and 18.</p> | | | | | |

BA69 – Land at Crouch Hill (Including BA365 and BA378 which already has planning permission for 40 dwellings)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to contribute a large number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. A small pond is located on the north side of Crouch Hill. EA mapping shows that the risk of flooding from surface water runoff from land is greater in the northern area of the site, with areas of ' less ' and ' intermediate ' susceptibility. ⁷³ | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children's playspace . ⁷⁴ There are footpaths on the summit of Crouch Hill, in the south east area of the site. The site has no capacity for formal recreation facilities and medium to low capacity for informal recreation around | Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south. |

⁷³ Environment Agency data set

⁷⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | | | | Crouch Hill. ⁷⁵ | |
| 4. To reduce poverty and social exclusion. | + | + | + | The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. Broughton Road forms the northern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. There is limited capacity for integration with the existing area; however, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation. | Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel. |
| 7. To improve accessibility to all services and facilities. | + | + | + | The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, there are constraints, such as the topography of the area, to the integration of the site with the existing urban area and access to existing facilities there. | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

⁷⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | | | | <p>It is assumed that due to the large scale of the site an appropriate range of services and facilities to support the growing population including younger and older people would be provided as part of the development of sites, or that existing services and facilities would be expanded.</p> <p>Therefore, the site is likely to have a minor positive effect on this objective overall.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | -- | -- | -- | <p>The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, near to existing built development.</p> <p>This objective is unlikely to be achieved.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ? | ? | ? | <p>The site is located within 2 km of Banbury town centre. The site is not previously developed and any development of the site would result in increased traffic emissions. Given the relatively isolated location of these sites from existing centres within the urban edge, there is limited potential for non-car linkages to the urban area. While there may be scope to improve public transport links to the urban area, overall, the achievement of this objective would depend on implementation.</p> | <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the</p> | - | - | - | <p>There are no national or local designated site located on the site. However, a District Wildlife Site (The Salt Way) borders the site's southern edge. The Bretch Local Wildlife Site is located approximately 150 m west of the site.⁷⁶</p> | <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> |

⁷⁶ TVERC data set

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| district's biodiversity | | | | <p>The ecological evaluation in the LSCA states that the variety of habitat types and evidence of protected species result in a medium natural sensitivity.⁷⁷</p> <p>An area of approximately 1.3 ha on the southern slope of Crouch Hill contains BAP priority habitat.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site could result in the loss of BAP habitat.</p> <p>A minor negative impact is identified.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | -- | -- | -- | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁷⁸</p> <p>The site is currently occupied by arable land and the summit of Crouch Hill has developed a covering of scrub and trees, with hedgerows radiating from it. Crouch Hill and its upper slopes are judged to be of high landscape sensitivity due to the topography, field patterns and vegetation. These smaller fields continue on the northern slopes with some surviving pasture and rough grassland. Visually, Crouch Hill is also highly sensitive. The northern slopes of Crouch Hill form a rural approach to the edge of Banbury, separated from the town by the watershed between Bretch Hill and Crouch Hill.</p> <p>The site is assessed as having medium to high landscape sensitivity and high visual sensitivity.⁷⁹ The site has low capacity for residential development due to the prominence of Crouch Hill. The site is also assessed as having low capacity for employment development as this would be</p> | <p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> |

⁷⁷ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁷⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁷⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | | | | <p>detrimental to the overall landscape character and appearance of the area. Crouch Hill is a high quality landmark feature contributing to local identity and this area of countryside contributes to the setting of Banbury as a historic town.⁸⁰</p> <p>There is one National Monument Record (a ditch) on the south boundary of the site, on the south slope of Couch Hill.⁸¹</p> <p>There are public footpaths crossing the site providing access to Crouch Hill.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site is located within 2 km of Banbury town centre. The B4035 (Broughton Road) forms the northern site boundary and the A361 lies within 300 m of the southern site boundary. National Cycle Route 5 on Salt Way borders the sites southern edge. However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p> | |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | |

⁸⁰ LDA (2013) *Banbury Analysis of Strategic development Potential*

⁸¹ English Heritage data set.

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | <p>There are no surface watercourses on the site, and limited risk from flooding, as highlighted above. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation.</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The achievement of this objective would depend on implementation of any new development on the site. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | The site is large scale (just under 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. | Enhancement: Include good provision of services and facilities to reflect the community's needs . |

BA69 – Land at Crouch Hill (43 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | | | | Distributor roads may be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is large scale (just under 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | Enhancement: Include good provision of services and facilities to reflect the community's needs. |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity with the footpath and cycle network associated with Salt Way, which may promote the location for visitors. | Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

BAN 9: BA312 – Land North of Duke’s Meadow Drive (Including BA367)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The majority of the site lies within Flood Zone 1, with only a small area in the east of the site within Flood Zones 2 and 3, associated with the watercourse which forms the eastern site boundary.</p> <p>EA mapping shows that very little of the site is at risk of flooding from surface water runoff, with isolated areas in the south east, north west and central northern parts of the site shown as areas of 'less' and 'moderate' susceptibility⁸².</p> <p>The background OS mapping (1:25,000 scale) shows two natural springs on the site, in the north western area and in the central northern area of the site, with a watercourse flowing northward out of the site.</p> | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |

⁸² Environment Agency data set.

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies approximately 2-3 km north of the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The site is located partially in Banbury Hardwick ward and partially in Wroxton ward. Hardwick ward has existing deficiencies in children’s playspace, allotments and tennis court provision. Wroxton ward has existing deficiencies in children’s playspace and tennis courts⁸³. The Greenspace Strategy Action Plan for Banbury indicates a future need for a 3.3 hectare park, ideally on the north west outskirts of the town⁸⁴.</p> <p>The LSCA indicates that there is a medium-low potential to accommodate some additional low key formal recreation within the area with the most logical location within the vicinity of the existing cricket and rugby facilities. There is a high potential to develop the existing informal recreation uses currently located within the southern area of the site immediately north of Dukes Meadow Drive. Enhancement of the area for example as a country park on the edge of the town may be appropriate.⁸⁵</p> | Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and south. |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on | Enhancement: development should be in accordance with the principles of good urban design to ensure high |

⁸³Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

⁸⁴Cherwell District Council (2008) *Cherwell Green Spaces Strategy 2008-2016*

⁸⁵WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | | | | implementation. | quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The site is surrounded by countryside as well as Dukes Meadow Drive to the south, connecting the B4100 to the west with the A361 to the east on the southern boundary, beyond which lies existing housing development. Therefore, there are no significant existing noise sources in the vicinity of the site.</p> <p>There may be opportunities to provide new cultural facilities in the area.</p> <p>The achievement of this objective will depend on implementation.</p> | Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site is located approximately 2-3 km north of Banbury town centre, although the site is relatively close to existing schools, including North Oxfordshire Academy, and facilities within Hardwick ward. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> | Enhancement: Include good provision of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site is not previously developed and there are no existing buildings on the site. It is covered by a mix of Grade 2 and Grade 3 agricultural land⁸⁶.</p> <p>This objective is unlikely to be achieved.</p> | |

⁸⁶ DEFRA data set.

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The southern boundary of the site is bordered by a strategic highway running east-west along the northern boundary of Banbury. Significant development within the site is likely to result in increased congestion along this highway, with adverse effects on air quality.</p> <p>The site is located 2-3 km north of Banbury town centre and is not previously developed. The site is currently accessible from Banbury via footpaths linking the site to Banbury Town centre on the south and Hanwell to the north. However, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Banbury 5 allocation. Overall, the potential for good connectivity will depend on implementation.</p> | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district’s biodiversity | - | - | - | <p>There are no designated sites on or immediately surrounding the site. The closest designated site is a Local Wildlife Site (Fishponds Wood, Hanwell) located approximately 200m northwest of the site. There are records of badger presence within this Local Wildlife Site⁸⁷.</p> <p>There is an area of BAP priority habitat (lowland mixed deciduous woodland) located in the north west of the site and watercourses are present on the northern and eastern site boundary. The site is of medium sensitivity for its natural factors due its mosaic of habitats and potential for wildlife.⁸⁸</p> | Mitigation: Ecological surveys should be provided as part of any proposal for development. |
| 11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic | -- | -- | -- | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Character: Wood pasture valleys and slopes, Farmland slopes and valley sides, Farmland plateau. District Landscape Character 46: Incised ironstone plateau.⁸⁹</p> <p>The landscape sensitivity of this site is assessed as being</p> | <p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> <p>Protect and enhance the existing rights of way network.</p> |

⁸⁷ TVERC data set.

⁸⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁸⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| environment. | | | | <p>medium to high, partially due to its woodland and the semi-natural vegetation found on the site and partly due to its relationship to the edge of Banbury and to the village of Hanwell. It forms the open countryside between the two which is, at least in part, the setting of Hanwell and is close to the ridgeline which contains the town of Banbury to the north. In terms of visual sensitivity, the site is judged to be high.⁹⁰ Most of the site is highly visible from the north and east. Hanwell Community Observatory promotes astronomy and is thus sensitive to light levels.</p> <p>There are no designated heritage features located on the site; however, the site contains a strong field pattern with historic hedgerows. Hanwell Conservation Area is located directly north west of the site, extending from the central northern site boundary towards Hanwell which lies at approximately 700 m distance, and the site forms part of its setting. Hanwell Castle, as well as various Grade 2 listed buildings, are located within Hanwell.</p> <p>The site has low capacity for residential and employment development due to the impact it would have on the landscape character and visual quality of the landscape, the setting of Hanwell Conservation area and the Banbury Cemetery and Crematorium. The site has high potential for informal recreation use with medium potential for woodland.⁹¹</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by | ? | ? | ? | <p>The site is located approximately 2-3 km north of Banbury town centre. However, it lies relatively close to existing schools, including North Oxfordshire Academy, and facilities within Hardwick and relatively close to existing employment areas. In addition, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as</p> | <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> |

⁹⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

⁹¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| car/ lorry | | | | <p>part of the Banbury 5 allocation.</p> <p>As any development on the site would be likely to increase traffic volumes with adverse effects, the potential for significant integration with adjacent areas could mitigate this. However, overall, the achievement of this objective would depend on implementation.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| 15. To maintain and improve the water quality of the district’s rivers and to achieve sustainable water resources management | ? | ? | ? | <p>There are two natural springs on the site, in the north western area and in the central northern area of the site, with a watercourse flowing northward out of the site. There is limited risk of flooding on the site.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation.</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |
| 16. To increase energy efficiency and the | ? | ? | ? | <p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size and on the complimentary heatloads at the local centre at Hanwell</p> | <p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new</p> |

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| proportion of energy generated from renewable sources in the district | | | | <p>Fields.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads may be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | |
| 19. To encourage the development of buoyant, sustainable | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury.</p> | |

BAN 9: BA312 – including BA 367 – Land North of Duke’s Meadow Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|--|--|------------|---------------------------|
| tourism sector. | | | | | |
| <p>Site BA367: BA367 had very similar constraints to the much larger BA312 appraised above. The development of BA367 instead of the development of the larger BA312 would result in the provision of less housing and other local services and facilities, resulting in the site having a more limited positive effect overall against the SA objectives. Residential properties on the north edge of Banbury have views over the southern extent of the site. Therefore, the area is considered to be of high sensitivity to the surrounding population and no more appropriate for development than the rest of the site.</p> | | | | | |

New: BO22 - Land South of Bodicote

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site would make a contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site lies entirely within EA Flood Zone 1 and there are no surface watercourses located on the site. ⁹² Therefore, development of the site is likely to have a negligible against this objective. | Enhancement: SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within Bloxham and Bodicote ward. Bloxham and Bodicote has an existing deficiency in children’s playspace and natural/semi-natural and amenity green space.⁹³</p> <p>Several public rights of way in to the countryside lie to the west and south of the site and Bodicote rugby club borders the site’s eastern edge.</p> <p>The LSCA identifies some capacity for formal indoor recreational uses associated with employment development and some medium to low capacity for informal recreation.⁹⁴</p> | Enhancement: development should include recreational routes connecting the site to the existing footpath network. |

⁹² EA data set

⁹³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁹⁴ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BO22 - Land South of Bodicote (4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | | | | Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall. | |
| 4. To reduce poverty and social exclusion. | + | + | + | Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion, since the site has capacity for both residential and commercial development. ⁹⁵ Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The site is surrounded by countryside and is set back from one main road in to the centre of Banbury (Oxford Road (A4260)). In addition, the site is in close proximity to Bodicote rugby ground. Oxford Road and the rugby ground are likely to generate some intermittent noise and traffic. The development of the site is likely to result in increased traffic and noise. However, the achievement of this objective will depend on implementation. | Enhancement: Promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | + | + | + | The site lies approximately 3 km from Banbury town centre and adjacent to Bodicote. The site is located in close proximity to existing services and facilities, which would limit the need to travel. Development of the site would improve its accessibility to | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

⁹⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BO22 - Land South of Bodicote (4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | | | | existing services and facilities. Therefore, the site could potentially contribute positively to the achievement of this objective. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is currently covered by Grade 2 (very good) agricultural land and there is very limited existing development on the site; therefore, this objective is not achievable. | Mitigation: development should promote sustainable design to create an attractive, high quality environment. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions.</p> <p>The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site could make use of accessibility to local facilities within the Bankside Phase 1 and 2 developments to the east and within Bodicote to the north.</p> | Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no ecological designated sites within the site. BAP priority habitat (Broadleaved woodland - plantation) borders the sites southern and western edge. The area comprises a mixed land use of arable fields, amenity grass and access to garden centre via potential future development plots which collectively, have a medium to low sensitivity to development.⁹⁶</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this</p> | Mitigation: Development should also promote biodiversity conservation/enhancement and habitat creation. |

⁹⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BO22 - Land South of Bodicote (4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified. | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the 'Upstanding Village Farmlands' and 'Farmland Slopes and Valley Sides' Landscape Character Types. At a local level, the Cherwell District Landscape Assessment identifies the site as being within the Ironstone Hills and Valley character area.⁹⁷</p> <p>The landscape sensitivity has been assessed as medium-low sensitivity and the visual sensitivity has been assessed as low sensitivity. There is a medium capacity for residential development within the site as long as this is sensitively designed. The site is considered unsuitable for industrial development but a medium capacity exists for the extension of similar commercial development as the garden centre to the north or the business park to the south providing it is visually contained within the existing structure planting located on the site boundaries.⁹⁸</p> <p>There are no heritage designations located on site or adjacent to the site.</p> <p>Several public rights of way in to the countryside lie to the west and south of the site. The site is assessed as minor positive.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p> |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing</p> | + | + | + | <p>The site is located approximately 3 km south of Banbury town centre, in a rural area, and development on the site would be likely to result in increased traffic. However, the site benefits from potential integration with the adjacent area services and facilities in Bodicote and Bankside Phase 1 and 2. Therefore, a minor positive impact is identified.</p> | <p>Mitigation: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> |

⁹⁷ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁹⁸ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BO22 - Land South of Bodicote (4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| the need for travel by car/ lorry | | | | | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | Development on the site would be likely to result in increased waste generation; however, the achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | There are no watercourses within the site, as detailed above, and therefore the low scale of development is unlikely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. Therefore, modern residential and employment development would pose a limited risk to water quality. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

BO22 - Land South of Bodicote (4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | | | | also dependent on the implementation of national policy and policies ESD1-5. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site may be able to accommodate some new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury. However, the achievement of this objective will depend on implementation of any development. | Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

New: BA317 - Land at Higham Way (Grundons and Cemex)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site has capacity to contribute a moderate number of homes, which would make a contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>Almost the entire site sits within Flood Zones 2 and 3.⁹⁹ However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA Level 2¹⁰⁰ confirms that with the implementation of the alleviation scheme and other measures the site should be able to be safely redeveloped without increasing flood risk elsewhere.</p> <p>In addition, the 2014 SFRA states that the risk of flooding from surface water runoff from land is predominantly very low. There are small areas of low risk, medium risk and high risk along Higham Way along the western boundary of the site due to ponding alongside the railway embankment. The EA and CDC Historical Flood Maps illustrate no historical incidents of surface water flooding have been reported at the site.¹⁰¹</p> <p>Particularly in light of the Banbury Alleviation Scheme, the overall effect on flood risk is considered to be negligible.</p> | <p>Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed.</p> <p>SUDS measures should be implemented to prevent increasing surface water runoff.</p> <p>Development must be subject to a Flood Risk Assessment.</p> |
| 3. To improve the health and well-being | + | + | + | The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children's | Enhancement: any development of this site should protect existing open |

⁹⁹ Environment Agency data set

¹⁰¹ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| of the population & reduce inequalities in health. | | | | <p>playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace.¹⁰²</p> <p>The site does not contain any formal open spaces, although the Cattle Market Sports Pitches are adjacent to the site.</p> <p>If some amenity space and/or a Local Area of Play were to be provided as part of the housing development (in line with Council policy), then there is some potential to improve the health and well-being of the population and the redevelopment of the site for housing is likely to result in a minor positive effect against this objective.</p> | spaces on the site and ensure adequate provision of greenspace and children’s playspace. |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Provision of new housing development on the site would have the potential to reduce poverty and social exclusion contributing to the overall regeneration of the area. Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for provision of sustainable new employment- related development. |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The site is comprised of previously developed land and is an area of light industry/manufacturing. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | - | - | - | <p>The railway line running in to Banbury station borders the site’s south western edge, which could represent a significant noise source.</p> <p>Development of the site could make a positive contribution to the regeneration of the town centre; however, a minor negative impact is identified at this stage.</p> | Mitigation: Promote sustainable design to manage potential noise and traffic impact, such as planting vegetation buffers and landscaping bunds. |
| 7. To improve accessibility to all | + | + | + | <p>The site lies adjacent to Banbury town centre on the other side of the railway line and is therefore in close proximity to</p> | Enhancement: Ensure good provision of services and facilities alongside |

¹⁰² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| services and facilities. | | | | <p>a range of existing local services and facilities, including a school, allotment and sports ground. In addition, many existing commercial and employment developments are close by. The railway station is located on the western site boundary. The site is therefore in a highly accessible location.</p> <p>Due to its size, the site is unlikely to be able to provide new services and facilities in addition to housing, apart from amenity space and a Local Area of Play. Due to its location however, development for housing should have a positive effect against this objective, improving connectivity with the town centre to the west, enhancing the canalside and riverside.</p> | <p>housing, to reflect the community's needs and support its health, social and cultural well-being.</p> |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>The site comprises previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal, and may help to remediate potentially contaminated land. Therefore, a major positive effect is identified.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ++ | ++ | ++ | <p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located close to the existing town centre. In addition, Banbury railway station is located on the western site boundary.</p> <p>There is potential for good connectivity given the site's location and range of existing uses nearby, which would limit the need to travel. A significant positive effect is identified.</p> | <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> |
| 10. To conserve and enhance and create resources for the | + | + | + | <p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of green</p> | <p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also</p> |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| district's biodiversity | | | | field development and development on sites of greater ecological sensitivity. Also, there is the potential for ecological enhancement, in connection with the Canal, which borders the site; therefore a minor positive impact is identified. | promote biodiversity conservation/enhancement and habitat creation. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within the site; however, the Grimsbury Conservation area runs along the northern boundary of the site. The Conservation Area is already affected by the presence of existing development on the site; therefore, as long as new development was in keeping with the setting of the conservation area no significant negative effects are expected against the baseline. Indeed, well designed development, in keeping with the adjacent Conservation Area, could have a positive effect on the setting of the Conservation Area.</p> <p>The site is a brownfield land previously used for commercial and industrial uses. Furthermore, the site is sandwiched between two industrial/commercial sites. Therefore any new development on site should complement these existing uses.</p> <p>Development on the site would offer the potential for improvements to access to the countryside through improvements to the river canal corridor.</p> <p>A minor positive effect is identified.</p> | Enhancement: Ensure development on the site is appropriate to the setting, given the presence of a conservation area at the northern edge of the site. The development should seek to maintain or improve the urban landscape and green links along the canal/river corridor. |
| 12. To reduce road congestion and pollution levels by | ++ | ++ | ++ | Higham Way runs along the south western boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment | Enhancement: development should promote sustainable design and sustainable transport measures |

BA317 - Grundons and Cemex Site (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| improving travel choice, and reducing the need for travel by car/ lorry | | | | <p>development in the centre and eastern parts of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>The site is very close to the existing town centre of Banbury and its western edge borders the Banbury railway station. Therefore, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>A significant positive effect against this objective is identified.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>A substantial area of flood risk is located in the site, as detailed above. This is associated with the Oxford Canal which borders the site and the nearby River Cherwell.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2¹⁰³ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. Consider the dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve</p> |

¹⁰³ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

BA317 - Grundons and Cemex Site (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>SuDS solutions aimed at protecting ground water quality which would suggest that additional development is likely to result in negligible harm to the existing water quality of the area.</p> <p>The site has the potential to consider dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | levels of water quality |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The site is located in densely populated area and is large enough in size to accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic | + | + | + | The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. | |

BA317 - Grundons and Cemex Site (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| growth of the district. | | | | Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site may be able to accommodate some new community facilities and local services to service any new dwellings on site which will generate long term employment and training opportunities in close proximity to the centre of Banbury. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | The regeneration of the site close to the town centre would provide improved facilities and an improved sense of place, particularly in the vicinity of the railway station, which would enhance the attractiveness of the town centre to visitors. | Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

New: BA87 – Land at Milestone Farm

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site has capacity to contribute a significant number of dwellings to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. EA mapping shows that there is some risk of flooding from surface water runoff on the site. ¹⁰⁴ Therefore, the development of the site is likely to have a negligible effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. Therefore, it will have access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace . ¹⁰⁵ There is no capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation. ¹⁰⁶ There are public rights of way running along the northern | Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south. |

¹⁰⁴ Environment Agency data set

¹⁰⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁰⁶ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|---|---|---|
| | | | | boundary of the site in to Banbury and out into the wider countryside. | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ?- | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Broughton Road forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>There is limited capacity for integration with the existing area. Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site lies on the western edge of Banbury, approximately 1- 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, there are constraints to the integration of the site with the existing urban area and access to existing facilities there.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | | | | <p>development of sites, or that existing services and facilities would be expanded.</p> <p>Therefore, the site is likely to have a minor positive effect on this objective overall.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | -- | -- | -- | <p>The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, with small pockets of Grade 2 and Grade 4 agricultural land.</p> <p>This objective is unlikely to be achieved.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ? | ? | ? | <p>The site is located approximately 2km from Banbury town centre and any development of the site would result in increased traffic emissions. However, the achievement of this objective would depend on implementation.</p> | <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | + | + | + | <p>There are no national or local designated site located on the site.¹⁰⁷</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p> | <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> |
| <p>11. To protect, enhance and make</p> | -- | -- | -- | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Type:</p> | <p>Mitigation: a full landscape and visual impact assessment should be</p> |

¹⁰⁷ TVERC data set

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement | |
|---|----------|---|---|---|--|--|
| accessible for enjoyment, the district's countryside and historic environment. | ? | ? | ? | <p>Farmland Plateau. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area. ¹⁰⁸</p> <p>The site is part of a larger site assessed in the 2013 LSCA, which concluded that Residential development to the south of Withycombe Farm would be inappropriate as this would not be in keeping with the small scale valley along Broughton Road on the approach to Banbury. Furthermore, there is no capacity for employment development as this would be detrimental to the overall landscape character and appearance of the area. ¹⁰⁹</p> <p>There are no heritage designations within or in the immediate vicinity of the site. ¹¹⁰</p> <p>One public right of way runs along the northern edge of the site, providing access to the wider countryside.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p> | <p>undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | | | | | <p>The site is located within 2 km of Banbury town centre. The B4035 (Broughton Road) forms the southern site boundary and a public right of way runs along the northern boundary of the site into Banbury.</p> <p>However, there is limited potential for non-car linkages to the urban area, and achievement of this objective would depend on implementation.</p> | |
| 13. To reduce the global, social and environmental impact | | | | | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | |

¹⁰⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹⁰⁹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹¹⁰ English Heritage data set.

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| of consumption of resource by using sustainably produced and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses on the site and limited potential for flooding. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5). The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation. | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so | + | + | + | The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment | |

BA87 – Land at Milestone Farm, including site BA377 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| everyone can benefit from the economic growth of the district. | | | | <p>opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. | |
| <p>Site BA377: The development on BA377 in isolation would create a small satellite development detached from the existing urban edge of Banbury, which is not considered to be a reasonable alternative to the development of BA87, a site which abuts the urban fringe of Banbury.</p> | | | | | |

New: BA363- Ex Hella Manufacturing Site

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site would make a contribution to the objectively assessed need. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | Approximately 25% of the site is within Flood Zones 2 and 3; however the significant areas of flood risk are confined to the western and southern areas of the site meaning that some development might be able to be accommodated in the central, northern and eastern areas of the site, which are within Flood Zone 1. The southern boundary of the site is adjacent to the Oxford Canal, which is within Flood Zones 2 and 3. | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The western part of the site is developed, while the remainder of the site is greenfield land. The site is approximately 1.5 km north east of Banbury town centre. The site is also within 100-600m of greenspace, and Grimsbury Reservoir, although this is separated by the A423 and the Oxford Canal making it difficult for new residents to access existing facilities in Banbury. However, the southern boundary of the site is adjacent to the Oxford Canal Trail.</p> <p>The vast majority of the site lies within Banbury Grimsbury and Castle Ward. Grimsbury and Castle ward has an existing deficiency in in children’s play space, tennis courts and allotments and in natural/semi-natural and amenity greenspace¹¹¹.</p> | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace, and should include recreational routes connecting the site to the existing footpath network that runs adjacent to it. |

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

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|--|---|---|---|--|---|
| | | | | <p>The topography of the site would lend itself to formal or informal recreation; however, access to the site from surrounding areas is limited due to existing and proposed development. The site has a medium to high capacity for recreation.¹¹²</p> <p>Therefore, there is the potential to improve health and well-being of the population; therefore, a minor positive impact is identified.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The site sits within an area of the District that has a medium-low level of deprivation. The site has a medium capacity for residential development as the site is capable of accommodating residential development; however, the area is surrounded to the west and north by business use and land located to the east and south by the rail corridor and Oxford Canal respectively. The site also has a high capacity for employment development, as the site could accommodate either commercial or light employment development with limited effect upon the surrounding area.¹¹³</p> <p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion contributing to the overall regeneration of the area. Also, as part of the site is currently developed, the provision of new mixed used development (housing or employment) may have the potential to reduce poverty and social exclusion. Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The site is located within an existing urban area and is partly developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |

¹¹² WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹¹³ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

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|---|----------|-----------|----------|---|--|
| <p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p> | <p>?</p> | <p>?-</p> | <p>?</p> | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the northern area of the site is adjacent to the M40 motorway, and the eastern boundary of the site is adjacent to a railway line. The western area of the site is adjacent to developed industrial land and roads that lead to the A423. These routes and facilities may generate significant noise for residents.</p> <p>However, overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p> |
| <p>7. To improve accessibility to all services and facilities.</p> | <p>+</p> | <p>+</p> | <p>+</p> | <p>The site is located approximately 1.6 km from Banbury town centre. It is located immediately to the south and west of existing employment development and in close proximity to existing facilities in the north of the town. Development of the site could exploit its accessibility to existing services and facilities. However, the site is physically separated from the north of the town. The achievement of this objective depends on the site's permeability with the existing built up area.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the development of sites, or that existing services and facilities would be expanded.</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and</p> | <p>-</p> | <p>-</p> | <p>-</p> | <p>The northern area of the site is Grade 3a Agricultural Land, however, the western part of the site is developed land. Therefore, the site is part brownfield and part greenfield land.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

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| encouraging urban renaissance. | | | | | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located approximately 1.6 km north of Banbury town centre and any development of the site would result in increased traffic emissions. However, the site is adjacent to the M40 and development would have ready access.</p> <p>While being adjacent to the M40 and the town's arterial network would help to minimise travel distances it is also likely to increase the risk of significant air pollution in close proximity of the site.</p> <p>Maintaining or reducing the current levels of air pollution within the proximity of the M40 will depend on implementation; therefore, an uncertain impact is identified at this stage.</p> | Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no designated sites on BA363. The site is well vegetated in some areas, in particular along the north, south and east boundaries although the vegetation has received minimal management in recent years. The natural regeneration that is taking place within the site will result in greater ecological diversity. Overall, the sensitivity of natural factors to development is considered to be low/moderate.¹¹⁴</p> <p>There is an area of BAP priority habitat (broadleaved woodland) located within the eastern and southern boundaries of the site.</p> <p>The site is partly greenfield; therefore any development on the site would have a negative impact on biodiversity. Although, as part of the site is brownfield land, development on this site may reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>However, the level of achievement of this objective will</p> | Mitigation: Ecological surveys should be provided as part of any proposal for development. Development should promote biodiversity enhancement and habitat creation. |

¹¹⁴ WYG (August2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

| | | | | | |
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| | | | | depend on implementation. A minor positive is identified. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Clay Vale landscape type. At a local level, the Cherwell District Landscape Assessment identifies the site as being within the Urban Area and it is therefore excluded from the character assessment.¹¹⁵</p> <p>The landscape sensitivity has been assessed as medium to low and the visual sensitivity has been assessed as low. The site has a medium capacity for residential development as the site is capable of accommodating residential development; however, the area is surrounded to the west and north by business use and land located to the east and south by the rail corridor and Oxford Canal respectively. The site also has a high capacity for employment development, as the site could accommodate either commercial or light employment development with limited effect upon the surrounding area.¹¹⁶</p> <p>The site does not contain any features of cultural heritage value. However, the southern boundary of the site is adjacent to Oxford Canal Conservation Area.</p> <p>While there is still potential for the development of the site to have effects on townscape and built, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing | ? | ? | ? | The site is located approximately 1.6 km from Banbury town centre. It is located immediately to the south and east of existing employment development and in close proximity to existing facilities in the north of the town. However, the achievement of this objective depends on the sites | Enhancement: development should promote sustainable design and implementation of sustainable transport measures |

¹¹⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹¹⁶ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*.

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

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|--|---|---|---|---|--|
| the need for travel by car/ lorry | | | | permeability with the existing built up area which will depend on implementation, which may be difficult to overcome due to the close proximity of the M40. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | In light of the sites susceptibility to flood risk and its location, tdevelopment on the site may increase the level of water pollution within the site beyond, putting the existing watercourses adjacent to the site, such as the Oxford Canal, at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

BA363 - Ex Hella Manufacturing Site, Noral Way, Banbury (10 Hectares)

| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | The site may be able to accommodate some commercial and employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. | |
|--|---|---|---|--|--|
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury. However, the achievement of this objective will depend on implementation of any development. | |

New: Southam Road – Residential Scenario

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution due to the density of dwellings that could be achieved at this location. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site. ¹¹⁷ The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to improve the permeability of the site through improved SUDs. Overall, the site is likely to have a negligible effect against this objective. | Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ¹¹⁸ The development of the site for residential uses will result in the development of some small areas of amenity space and play space, resulting in a minor positive effect against this objective. The site adjoins Southam Road cemetery which provides an open space for contemplation and reflection. | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace. |

¹¹⁷ Environment Agency data set

¹¹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Southam Road - Residential Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | | | | <p>There may be some adverse health implications as a result of living in close proximity to a factory; however, overall, there is the potential to improve health and well-being of the population.</p> | |
| <p>4. To reduce poverty and social exclusion.</p> | + | + | + | <p>The redevelopment of the site for residential development will improve the sense of community on the brownfield site and provide new facilities for recreation, potentially reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective.</p> | <p>Enhancement: Include requirement for provision of sustainable new employment- related development.</p> |
| <p>5. To reduce crime and disorder and the fear of crime.</p> | + | + | + | <p>The site is comprised of previously developed land. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| <p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p> | ?- | ? | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. The site adjoins the Kraft factory and is located opposite existing retail and employment areas, which may make creating a satisfactory living environment difficult.</p> <p>The redevelopment of this site could contribute to the regeneration around the town centre; however, the A422 and the A361 border the site's western and eastern edges, respectively. These two main roads are likely to generate significant levels of noise affecting new residents in the site and resulting in minor negative effects against this objective.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p> |

Southam Road - Residential Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site is located just north of Banbury town centre in a highly accessible location. Therefore, any new residential development within the site will be in close proximity to the existing commercial and employment development in the town centre. Furthermore, redevelopment should help improve connectivity within the town centre and provide a range of new facilities and services.</p> <p>A major positive is identified.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ++ | ++ | ++ | <p>Redevelopment of a site close to the town centre will limit the need to travel and promote walking and cycling. There is potential for good connectivity given the site's location. Banbury railway station is a short distance to the south east of the site.</p> <p>Therefore, a significant positive effect is identified.</p> | <p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location near the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p> |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of greenfield development and development on sites of greater landscape and visual sensitivity. Therefore, a minor positive impact is identified.</p> | <p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p> |

Southam Road - Residential Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within or in the immediate vicinity of the site. Therefore, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p> | <p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of the conservation areas and listed buildings and seeks to maintain or improve the urban landscape type. Maintain and improve green links along the canal/river corridor.</p> |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ++ | ++ | ++ | <p>The A422 and the A361 border the site's western and eastern edges, respectively. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Therefore a significant positive effect against this objective is identified.</p> | <p>Enhancement: development should promote sustainable design and sustainable transport measures</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |

Southam Road - Residential Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site.¹¹⁹</p> <p>The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to remediate any contaminated land on the site, improving water quality. Overall, the site is likely to have a negligible effect against this objective.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The potential density of the residential development on site, the site's close proximity to the town centre and the surrounding land uses present an opportunity for any new development to incorporate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of | + | + | + | The redevelopment of the site for flats and associated amenity and playspace would limit the potential for the site to provide additional employment land. However, the | |

¹¹⁹ Environment Agency data set

Southam Road - Residential Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| employment so everyone can benefit from the economic growth of the district. | | | | <p>construction of the site will create a significant number of jobs in the short to medium term, and some long term jobs may be generate from any small scale local facilities and services provided on site, such as shops.</p> <p>Therefore the site is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | 0 | 0 | 0 | <p>The redevelopment of the site for flats and associated amenity and playspace would limit the potential for the site to provide additional employment land. However, the construction of the site will create a significant number of jobs in the short to medium term, and some long term jobs may be generate from any small scale local facilities and services provided on site, such as shops.</p> <p>Overall, the site is unlikely to provide any training or long term education opportunities, resulting in a negligible effect on this objective overall.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | <p>The regeneration of this site close to the town centre would provide improved facilities and an improved sense of place, which could enhance the attractiveness of the town centre to visitors.</p> | |

New: BA360 – Land to the North of Broughton Road

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site would make a contribution to the objectively assessed need. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site is approximately 400m from the urban edge of Banbury and over 2 km from the town centre. Therefore, residential development will not have easy access to existing facilities in Banbury. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace. ¹²⁰ There is a low capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation. ¹²¹ There are public rights of way running along the northern boundary of the site in to Banbury and out into the wider | Enhancement: development should incorporate the existing recreational routes on Crouch Hill, and connect the site to Salt Way to the south. |

¹²⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹²¹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | | | | <p>countryside.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be a significant increase in new recreational facilities in the area, with further positive effects on this objective.</p> <p>Overall there is capacity for connecting to and improving recreation and health through new facilities. Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The LSCA¹²² indicates a low capacity for residential and employment development. An increase in affordable homes in the area would likely have a positive effect in reducing poverty; however, these homes are likely to be relatively isolated with approximately 400m between the site and the existing urban edge of Banbury, resulting in adverse effects in relation to the social exclusion of new residents.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be a greater sense of community within the site and greater accesses to new local services and facilities, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |

¹²² WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Broughton Road forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>There is limited capacity for integration with the existing area.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | <p>Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.</p> |
| 7. To improve accessibility to all services and facilities. | ? | ? | ? | <p>The site lies on the western edge of Banbury, approximately over 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities. However, development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities there.</p> <p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | | | | implementation of development within and in the immediate vicinity of the site the score against this objective is unknown. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is currently not previously developed and is mainly comprised of Grade 3 agricultural land, with small pockets of Grade 2 and Grade 4 agricultural land. This objective is unlikely to be achieved. | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | The site is located over 2 km from Banbury town centre. The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities. If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities meaning residents would not have to travel as far to access local amenities more investment could be made in encouraging sustainable transport alternatives to the center of Banbury, resulting in greater positive effects against this objective. Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown. | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and | + | + | + | There are no national or local designated site located on the | Mitigation: Ecological surveys should |

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|--|--|--|---|
| enhance and create resources for the district's biodiversity | | | | <p>site.¹²³ Due to the lack of notable landscape features the sensitivity of natural features is Low.¹²⁴</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p> | be provided as part of any proposal for development. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | -- | | | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Type: Farmland Plateau.</p> <p>The site is assessed as having medium to low landscape sensitivity and medium to high visual sensitivity.¹²⁵ Although a medium general capacity for development is identified, development of both residential and employment developments would be isolated from the existing urban fringe. This visual effect would be emphasised within views from Crouch Hill located to the south east of the area. The capacity for residential development is therefore Low.¹²⁶</p> <p>The site forms part of the setting to Crouch Hill, beyond Broughton Road to the south, which is an important local topographical and historical landmark. The 2014 LSCA identifies that the site is bound to the north and east by an Important Hedgerow in heritage terms. Within the wider area there are a number of designations including a Listed Building at Withycombe Farm, an Archaeological Constraint Priority Area and a Recorded Heritage Site to the south of Broughton Road.</p> <p>One public right of way runs along the northern edge of the</p> | <p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> |

¹²³ TVERC data set

¹²⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹²⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹²⁶ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | | | | <p>site, providing access to the wider countryside.</p> <p>Any development on the site is likely to have an adverse impact on landscape and visual amenity to the west of Banbury; therefore a significant negative impact is identified.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site is located over 2 km from Banbury town centre. The B4035 (Broughton Road) forms the southern site boundary and a public right of way runs along the northern boundary of the site into Banbury.</p> <p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area and access to existing facilities, giving people little choice but the private car to travel, with adverse effects against this objective.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have greater access to new local services and facilities meaning residents would not have to travel as far to access local amenities more investment could be made in encouraging sustainable transport alternatives to the center of Banbury, resulting in greater positive effects against this objective.</p> <p>Overall, until more details are known about the implementation of development within and in the immediate vicinity of the site the score against this objective is unknown.</p> | |
| <p>13. To reduce the global, social and environmental impact of consumption of</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | |

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| resource by using sustainably produced and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses on the site and the site is entirely located within Flood Zone 1. The development may increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area. | |

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | | | | <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be significantly more employment opportunities within the area and greater access to the existing urban edge, resulting in a positive effect against this objective.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have more job opportunities.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p> | + | + | + | <p>The site is relatively small and it is unlikely that, in isolation, the development would be able to incorporate a suitable range of services and facilities to support the growing population including younger and older people, or that existing services and facilities would be expanded. The development of the site in isolation would result in constraints to the integration of the site with the existing urban area.</p> <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that there would be significantly more employment and training opportunities within the area and greater access to the existing urban edge, resulting in a positive effect against this objective.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. A school may be constructed.</p> | |

BA360 – Land to the North of Broughton Road (7 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | | | | <p>If the site was one portion of a larger urban extension including sites to the east, north and south, then it is likely that the residents of the new site would have more job and training opportunities.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | |
| <p>19. To encourage the development of buoyant, sustainable tourism sector.</p> | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre.</p> | |

New: BA343 – Land adjoining Dover Avenue and Thornbury Drive (Including BA371)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site has capacity to provide a significant number of homes, which will make a contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site is adjacent to the urban edge of Banbury although it is approximately 2 km from the town centre. The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace . ¹²⁷ There is no capacity for formal recreation facilities on the site but a medium capacity to accommodate informal recreation. ¹²⁸ There is a public footpath running through the north western part of this site, and another along the southern boundary which leads towards the town to the east. There is also a public bridleway leading from the site out into the countryside to the west and a restricted byway leading to | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace . |

¹²⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹²⁸ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | | | | <p>the north.</p> <p>Overall there is capacity for connecting to and improving recreation and health through new facilities. Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion. Therefore a minor positive effect is recognised against this objective. Development on the site also has the potential to contribute to improving Bretch Hill Regeneration area.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently mainly undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The site is located of the western edge of Banbury, immediately adjacent to existing residential development. The development of the site is likely to result in increased traffic and noise, although the site is located close to existing services and facilities. Its impact will depend on implementation.</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impact.</p> |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site lies on the western edge of Banbury, approximately 2 km from the town centre. The development of the site is likely to improve accessibility and connectivity, minimising travel times and enabling easier access to local services and facilities.</p> <p>It is assumed that an appropriate range of services and facilities to support the growing population including younger and older people will be provided as part of the development of sites, or that existing services and facilities</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | | | | would be expanded. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The majority of this site is currently not previously developed and is mainly comprised of Grade 2 agricultural land surrounding Withycombe Farmhouse.</p> <p>This objective is unlikely to be achieved and a significant negative impact is identified.</p> | Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located approximately 2 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site benefits from potential integration with the adjacent area services and facilities, and achievement of this objective would depend on implementation.</p> | Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no national or local designated sites or BAP priority habitats located on the site.¹²⁹ The 2013 LSCA notes the potential for the presence of bats within the farm buildings of Withycombe Farm; however new development on site could increase bat habitat in the area,</p> <p>The site is largely greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p> | Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation. A bat survey should be required for Withycombe Farm. |
| 11. To protect, enhance and make | -- | -- | -- | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site</p> | Mitigation: a full landscape and visual impact assessment should be |

¹²⁹ TVERC data set

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|--|--|--|---|
| <p>accessible for enjoyment, the district's countryside and historic environment.</p> | | | | <p>as being in the Farmland Plateau County Landscape Type whilst at a local level, the Cherwell District Landscape Assessment identifies the site as being with the Ironstone Hills and Valleys Landscape Character Area.</p> <p>The site is part of a larger site which was assessed as having medium landscape sensitivity and medium visual sensitivity. A medium-high capacity for the larger site overall is identified although the 2013 LSCA notes that residential development to the south of Withycombe Farm would not be appropriate, as it would not be keeping with the small scale valley along Broughton Road on the approach to Banbury. The site does not have capacity for employment development as this would affect the existing landscape and visual character of the area.¹³⁰</p> <p>The site is assessed as having medium capacity for informal recreation with medium to low capacity for woodland.¹³¹</p> <p>Withycombe Farmhouse and the attached stable is Grade II listed. The site is within 500m of the Drayton Conservation Area to the north west, with Wroxton Conservation Area further beyond to the north west. Wroxton Abbey Registered Park and Garden is approximately 500m from the site to the north west. North Newington Conservation Area is approximately 1km to the south west. The 2013 LSCA notes that to the west from Withycombe Farm is a framed view that is available from the front/side of the property. The framed view is across the Sor Brook valley to the west towards North Newington. The 2013 LSCA identifies a medium cultural sensitivity. There are views across the valley of Sor Brook to the west and from Wroxton Abbey grounds and Wroxton itself although these are from circa 1km away.</p> <p>There is a network of public rights of way in the vicinity of</p> | <p>undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> |

¹³⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

¹³¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | | | | the site and a number of public rights of way around the site boundaries. An overall significant negative impact is identified. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | <p>Since the site is located approximately 2 km from Banbury town centre and adjacent to existing residential development, there could be integration with the adjacent area services and facilities and sustainable transport measures could be introduced. A public right of way runs along the southern boundary of the site towards Banbury to the east.</p> <p>However, achievement of this objective would depend on implementation.</p> | Enhancement: development should promote sustainable design and implementation of sustainable transport measures |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses on the site and the site is entirely located within Flood Zone 1. The scale of development on the site may increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The size of the site would suggest that only a limited number of new community facilities and local services would be able to be provided and supported by the residential development within the site.</p> <p>What can be developed is likely to generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads would be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The limited size of the site would suggest that only a limited number of new community facilities and local services would be able to be provided and supported by the residential development within the site.</p> <p>What can be developed is likely to generate long term employment and training opportunities in the area.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 19. To encourage the development of | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is | |

BA343 – Land adjoining Dover Avenue and Thornbury Drive (15.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--------------------------------------|----------|--|--|---|---------------------------|
| buoyant, sustainable tourism sector. | | | | located some distance from the town centre. | |

New: BA361 – Land at Drayton Lodge Farm

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to provide a significant number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1. There is a small ordinary watercourse, a tributary of Sor Brook, issuing from a pond at Drayton Lodge Farm and flowing in a south-westerly direction towards a further pond adjacent the south western boundary of the site. ¹³² While there is a small area at low risk of flooding identified in the SFRA along the Drayton Lodge Farm access road, and coinciding with the pond and flowing south-westwards along the line of the ordinary watercourse, and a small area of medium risk is also shown coinciding with this pond, the historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site. ¹³³ Therefore, the development of the site is likely to have a negligible effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in | + | + | + | With the development of allocated site Banbury 5: Land North of Hanwell Fields, the site would be adjacent to the urban edge of Banbury although it is approximately 2.5 km from the town centre. Therefore, residential development | Enhancement: any development of this site should ensure adequate provision of greenspace and |

¹³² URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

¹³³ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| health. | | | | <p>will not have easy access to existing facilities in Banbury.</p> <p>The site lies in Wroxton ward which has existing deficiencies in natural/semi-natural greenspace, amenity greenspace and younger and older children’s playspace.¹³⁴</p> <p>There is a medium-high capacity for formal recreation facilities due to an existing golf course on the site, and a medium capacity to accommodate informal recreation.¹³⁵ Therefore, any new development would have the opportunity to make a positive contribution to the provision of recreation open spaces within the local community.</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | children’s playspace. |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium capacity for residential development according to the 2014 LSCA Addendum. The study identifies low capacity for employment development. Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently mainly undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and | ? | ? | ? | The site is located on the western edge of Banbury, within | Mitigation: Promote sustainable |

¹³⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹³⁵ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| <p>sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p> | | | | <p>reasonably close proximity of existing residential development. The B4100 forms the eastern boundary of half of the site, which could represent a significant noise source for new residents. The development of the site is also likely to result in increased traffic and noise, although the site is located close to existing services and facilities.</p> <p>New development may be able to provide new cultural facilities to improve provision of this part of Banbury. New development may also enhance the area.</p> <p>However, the achievement of this objective will largely depend on implementation.</p> | <p>design to manage potential noise and traffic impact.</p> |
| <p>7. To improve accessibility to all services and facilities.</p> | + | + | + | <p>The site lies approximately 2.5 km from Banbury town centre and benefits from potential integration with the adjacent area services and facilities. It is relatively close to existing school facilities at Hanwell Fields, and adjacent to the North Oxfordshire Academy; however, it is relatively distant from existing employment areas.</p> <p>Residential development may impact on existing services and facilities such as school places, but the size of the site (35 ha) means it could potentially provide a new primary school, as well as some employment, community and sports facilities.</p> <p>Overall, a minor positive effect is identified.</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban</p> | -- | -- | -- | <p>The majority of this site is currently not previously developed and the northern half of the site is mainly comprised of Grade 2 agricultural land.</p> <p>This objective is unlikely to be achieved and a significant negative impact is identified.</p> | <p>Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> |

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| renaissance. | | | | | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located approximately 2.5 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the site benefits from potential integration with existing services and facilities in the adjacent area, as well as those that would be provided as part of the Banbury 5 allocation.</p> <p>Achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no national or local designated sites located on the site, although there are very small areas of BAP Priority Habitats (lowland mixed deciduous woodland) within the centre and south western corner of the site.¹³⁶</p> <p>The site is largely greenfield; therefore any development on the site could have a negative impact on biodiversity, although the area of important habitats located on the site is very small. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p> | <p>Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.</p> <p>Enhancement: Future management should seek to enhance the ecological diversity of the golf course area and re-establish the hedgerows that have been removed from field boundaries where practical.</p> |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | - | - | - | <p>The site is located with Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as crossing two landscape character types which are Farmland Plateau, and Wooded Pasture Valleys and Slopes.¹³⁷</p> <p>The site is assessed as having medium landscape sensitivity and medium visual sensitivity. A medium capacity for residential development is identified, although consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south. Care</p> | <p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> <p>Mitigation: Any ongoing development associated with the golf course should seek to merge the site with the</p> |

¹³⁶ TVERC data set

¹³⁷ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------------------------|--|--|---|--|
| | | | | <p>should also be taken to avoid visual prominence of development from within the Sor Brook valley. However, there is low capacity for commercial and industrial development – the general visibility of the site across the Sor Brook valley to the west and landscape context result in the area being less suitable for commercial or industrial development as it would be out of character with the existing residential and urban fringe landscape uses.¹³⁸</p> <p>The site is assessed as having medium potential for enhancement of informal recreation, with medium to high potential for continued formal use and development of golf facilities exists as the golf course is a well-established use. There is medium to low capacity for woodland.¹³⁹</p> <p>Drayton Conservation Area is adjacent to the southern boundary of the site.¹⁴⁰</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>An overall minor negative impact is identified.</p> | <p>surrounding landscape and improve planting diversity.</p> |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | <p>?</p> <p>?</p> <p>?</p> | | | <p>Since the site is located approximately 2.5 km from Banbury town centre and within close proximity of existing residential development as well as the Banbury 5 allocation, there could be integration with the adjacent area services and facilities and sustainable transport measures would be likely to be introduced. A public right of way runs from the south of the site towards Banbury to the east.</p> <p>However, achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should promote sustainable design and implementation of sustainable transport measures</p> |

¹³⁸ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹³⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum t*

¹⁴⁰ English Heritage data set.

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation of the application of national policy and policies ESD1-5. | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | Apart from a pond associated with the golf course, there are no surface watercourses on the site, and the site is entirely located with Flood Zone 1. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

BA361 – Land at Drayton Lodge Farm (35.8 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The size of the site (less than 50 ha) would be able to accommodate new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The size of the site (less than 50 ha) would be able to accommodate new community facilities and local services, all of which are likely to generate long term employment opportunities in the area. A primary school may be constructed.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. | |
| <p>Development of BA361 before Banbury 5: The development of the site in isolation would result in a significant pocket of development not tied to the existing urban edge of Banbury, resulting in greater adverse effects in relation to objective 11 (Landscape and Heritage) through the creation of a fragmented urban edge. Furthermore, this would have adverse effects in relation to SA objectives 3 (Health and Well-being), 6 (community and cultural activity), 7 (accessibility to local facilities and services) and 9 (air quality and congestions) as new residents would most likely have to travel further to access a wide range of local facilities and services and would be unlikely to have access to sustainable alternatives to the car, i.e. pedestrian access and cycle ways, which would adverse effects on health and well-being and air quality.</p> | | | | | |

SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Banbury

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

Banbury 6: Land to West of M40 – Extension

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | <p>Most of the Banbury 6 site apart from the southern corner is located within EA Flood Zone 1. However, the River Cherwell is located directly to the south of the extended site (including the triangular parcel) meaning that the triangular parcel of land lies entirely within Flood Zones 2 and 3.¹⁴¹</p> <p>There are also several drainage ditches located within the site, and EA mapping indicates that much of the site is susceptible to surface water flooding and groundwater flooding.¹⁴²</p> <p>However, in 2012 the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere.¹⁴³ An extension of this alleviation scheme eastwards along the River Cherwell and Oxford Canal would reduce the flood risk in the southern half of the site.</p> <p>The 2014 Level 2 SFRA Second Addendum states that the</p> | Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed in the southern area of the site. SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment. |

¹⁴¹ EA data set

¹⁴² URS (August 2014) *Level 2 SFRA Second Addendum*

¹⁴³ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | | | | <p>EA's Banbury FAS detailed revised undefended and additional defended modelling scenarios do not extend as far as the site. As such, the EA's undefended scenario Flood Zones should be adopted, resulting in a minor negative effect being recorded against this objective overall.</p> | |
| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | ? | ? | ? | <p>The extended site is located approximately 1 km from Banbury town centre and less than 0.3 km from Grimsbury. Therefore the site will have access to existing services and facilities in these areas. There is a public right of way located along the eastern boundary of the Banbury 6 site and continuing through the centre of the site to the west and up western boundary of the northern half of Banbury 6. There are no public rights of way within the triangular parcel of land.</p> <p>The whole site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children's playspace, allotment and tennis court provision. Access to the southern extent of the site and the dismantled railway is available through an area of grassland located to the west of Spital Farm Sewage Works via an informal footpath, which appears to be reasonably well used. Adjacent to the northern area of land is a pond used by the Banbury & District Angling Association. The size, shape and inaccessibility of the site restrict the potential for formal and informal recreation and as a result a Low capacity exists.¹⁴⁴ The site would be impacted by noise and air pollution from the adjacent M40 motorway, and from the railway to the south. The development of the site for retail and commercial uses will provide no space for additional</p> | <p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the west and east.</p> |

¹⁴⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | | | | <p>recreational facilities. However, the site's close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of transportation, resulting in a positive effect against this objective.</p> <p>Overall, there is potential to improve the health and well-being of the population; however, the extent of this contribution will depend upon implementation.</p> | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion. However, the site has low capacity for residential development and only some capacity for employment development¹⁴⁵, and is not being considered for residential use.</p> <p>There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The northern part of the site is previously developed for industrial uses, while the remaining part of the site is not previously developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime; however this will depend of implementation of any development on the site.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and | ? | ? | ? | <p>The M40 forms the eastern boundary and a railway line forms the southern boundary of the extended site, both of which could represent a significant noise source. The</p> | |

¹⁴⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| engage cultural activity across all sections of the Cherwell community | | | | <p>development is also located adjacent to an industrial estate making noise concerns an issue. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>However, the achievement of this objective will depend on implementation.</p> | |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is easily accessible from the M40, and also lies within 500 m of the railway station. It is located within 500 m of a primary school, in Grimsbury, and lies adjacent to existing employment areas. It is located approximately 1 km from Banbury town centre.</p> <p>Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | - | - | - | <p>The northern area of the site is previously developed, and the remainder of the site is surrounded by existing industrial development and the M40. Also, development of the site may help in achieving urban regeneration. Therefore, the site is part brownfield and part greenfield land, resulting in a minor negative effect against this objective overall.</p> | <p>Enhancement: development should promote sustainable design to create an attractive, high quality environment</p> |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is located directly adjacent to the M40 a source of significant air pollution. However, sustainable transport options could be encourage due to the sites reasonably close proximity to the town centre and railway station. Furthermore, the site also has good access to public rights of way. A bus service could be provided around the development.</p> | <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| 10. To conserve and enhance and create resources for the | + | + | + | <p>There are no statutory biodiversity designations within the site. Two areas of BAP priority habitat sit within the site, within the northern half and extending along the dismantled</p> | <p>Enhancement: development should promote biodiversity conservation/enhancement and</p> |

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| district's biodiversity | | | | <p>railway line.¹⁴⁶</p> <p>The site area comprises a simple landscape with little in terms of landscape or ecological features. The remains of removed buildings offer some value in ecological terms and the land is included within the River Cherwell Ecologically Important Landscape. The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low.¹⁴⁷</p> <p>Development may provide the opportunity to enhance the areas of BAP priority habitat immediately south of the site along the waterways. Therefore, a minor positive effect is predicted overall.</p> | habitat creation. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and Clay Vale Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Cherwell Valley character area.¹⁴⁸</p> <p>The combined Landscape Sensitivity of the site is Medium to Low. Although there is a high capacity to development in general, the site would not lend itself to residential development due to external influences such as the railway line and inaccessibility created by the railway line and River Cherwell – thus there is a Medium to Low capacity for residential development.¹⁴⁹</p> <p>However, there is a High capacity for industrial and commercial development which can tie in with the</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Public rights of way should be protected / enhanced.</p> |

¹⁴⁶ Thames Valley Environmental Records Centre (TVERC) data set

¹⁴⁷ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁴⁸ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁴⁹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | | | | <p>surrounding industrial estates and make use of the existing infrastructure .¹⁵⁰</p> <p>Public footpaths run along the eastern and western boundaries of the site and a footpath crosses the southern portion of the site.</p> <p>A scheduled ancient monument is located to the east, separated from the site by the M40, and Grimsbury Conservation Area is also located approximately 250 m north west of the site.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Due to the location of the site approximately 1.5 km from Banbury town centre and close to existing employment areas, sustainable transport methods should be encouraged. Sustainable travel patterns are likely to increase due to access to high quality pedestrian infrastructure that is in place.</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> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| 15. To maintain and | - | - | - | <p>A substantial area of flood risk is located in the site, as</p> | <p>Enhancement: ensure</p> |

¹⁵⁰ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| improve the water quality of the district's rivers and to achieve sustainable water resources management | | | | <p>detailed above. This is associated with watercourses running through the site and to the south. However, the Banbury Alleviation Scheme should ensure that the site can be safely redeveloped without increasing flood risk elsewhere.</p> <p>Any redevelopment on the site may have an adverse impact on water quality; however, it may provide the opportunity to reduce areas susceptible to surface water flooding on the site.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>Due to the relatively large size of the development site and its proximity to Banbury town centre there is potential for a combined heat and power district heating system. This would promote energy efficiency.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic | + | + | + | <p>The site is recognised as having a high capacity to accommodate light industrial development¹⁵¹ with good access routes and an industrial site to the west of the site.</p> <p>Therefore the site is a good candidate for new employment land and with the extended area could make a contribution</p> | |

¹⁵¹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land to west of M40 including Banbury 6 and triangular parcel between the M40 to the east and railway line to the south) (approximately 33.2 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| growth of the district. | | | | to employment land within the district, with minor positive effects on this objective. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | As above, the site is recognised as having a high capacity to accommodate light industrial development with good access routes and an industrial site to the west of the site. Therefore the site is a good candidate for new employment land with potential to include training facilities, with minor positive effects on this objective. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | No direct benefits to the tourism sector are anticipated. | |
| <p>Less than 500m to the east of the triangular extension appraised within the above matrix is another small parcel of land proposed for employment uses. It sits directly adjacent to the M40 and would form the south eastern extent of the employment land appraised above. However, this pocket of employment land has not been appraised within this matrix as it falls outside the District Boundary and is therefore not considered to be a reasonable alternative.</p> | | | | | |

BAN 7: Land East of the M40

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site has been proposed for employment uses and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | <p>The site lies almost entirely within Flood Zone 1, with a small area of Flood Zone 2 (about 3%) located in the north west corner associated with the River Cherwell.¹⁵²</p> <p>EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern tip of the site and an area of high risk at the southern tip of the site. There is also an area of high risk towards the centre of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff (unless attenuated).¹⁵³</p> <p>Significant increases in hard standing associated with the site's new employment use could have an adverse effect on this objective; therefore, a minor negative effect is identified overall.</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.¹⁵⁴</p> |

¹⁵² URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

¹⁵³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

¹⁵⁴ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ? | ? | ? | <p>The site lies on the north eastern edge of Banbury, approximately 1-2 km north east of the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The site lies in Banbury Grimsbury and Castle ward which has existing deficiencies in allotments, children’s playspace and tennis court provision.¹⁵⁵</p> <p>Overall, there is a low capacity for formal recreation. The site has low capacity to accept playing fields as it retains a strong field pattern and areas of ridge and furrow. However, it would be well placed for informal recreation, linking to the Spiceball Country Park, and the river corridor and the old Daventry Road (which forms the north western site boundary) out into the wider countryside.¹⁵⁶ However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p> | <p>Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north and east and to the River Cherwell and Spiceball Country Park.</p> |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The site has a low capacity for residential development but capacity for employment development and recreational development.¹⁵⁷ There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and | ? | ? | ? | <p>The M40 forms the western site boundary and the A361 forms the eastern and southern site boundaries. These roads would be likely to represent significant noise sources</p> | |

¹⁵⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁵⁶ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁵⁷ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| engage cultural activity across all sections of the Cherwell community | | | | <p>and would cause severance from surrounding areas. In addition, noise may be experienced from the industrial area located to the west of the M40. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>However, the achievement of this objective will depend on implementation</p> | |
| 7. To improve accessibility to all services and facilities. | - | - | - | <p>The site lies approximately 1-2 km north east of Banbury town centre and would have access to existing facilities in Banbury. However, it is relatively distant from existing schools and shopping areas and is separated from Banbury by the M40.</p> <p>The site lies close to existing employment areas on the east side of Banbury.</p> | Mitigation: Include provision for access to services and facilities for any new development, e.g. footpaths and cycle routes from the site into Banbury. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site is not previously developed and is covered by Grade 4 (poor) and Grade 3 (good to moderate) agricultural land.</p> <p>Therefore, it is unlikely to achieve this objective.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located within 1-2 km of Banbury town centre; The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact of any site against this objective would depend on the land use proposed and its implementation.</p> | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | + | + | + | <p>There are no national or local designations on the site. However, an area designated as an Ecologically Important Landscape is located immediately north west of the site¹⁵⁸ which now has planning permission for development into a Country Park (Policy Banbury 14).</p> <p>There are areas of BAP priority habitat to the north of the site and to the west, comprising planting alongside the M40.</p> <p>The site possesses a low diversity of habitats and is simple in its composition both to the east and west of the M40 with a medium sensitivity to development.¹⁵⁹</p> <p>Development to the west of the M40 and bounded by the A361 is considered minor positive due to its contribution to reduce development pressure on sites of higher ecological sensitivity.</p> | <p>Enhancement: Ecological enhancement measures should be included within any new development, e.g. woodland planting.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, the Oxfordshire Wildlife and Landscape Study identifies the site comprising two Landscape Types as Clay Vale and Upstanding Village Farmlands. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Upper Cherwell Basin landscape character area.¹⁶⁰</p> <p>The site has high to low landscape sensitivity due to the proximity of the M40 and A361, and industrial development to the west of the motorway. The site has medium to high visual sensitivity. The site is assessed as having low capacity for residential development as this land use would not be in keeping with the existing agricultural land use. Development of residential properties to the east of the M40</p> | <p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> |

¹⁵⁸ TVERC data set

¹⁵⁹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁶⁰ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | | | | <p>would significantly alter the perception of the massing of the town.¹⁶¹</p> <p>There is medium capacity for commercial or industrial units on the southern area to the east of the M40 up to the boundary with the A361. It would however be beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.¹⁶²</p> <p>There are no cultural heritage features located on or immediately surrounding the site.</p> <p>A minor positive is identified for the smaller parcel to the east of the M40 bounded by the A361. Development of this smaller site would reduce pressure for building on sites of greater landscape and visual sensitivity.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact of any site against this objective would depend on the land use proposed and its implementation. | Mitigation: development should promote sustainable transport. |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the | Enhancement: ensure sustainable waste management on the site, |

¹⁶¹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

¹⁶² WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| disposal, and achieve the sustainable management of waste | | | | application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | aimed at increasing waste recovery and recycling, and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | - | - | - | <p>The River Cherwell is located within 50 m of the northern site boundary and an un-named watercourse flows northwards out of the site into the River Cherwell.¹⁶³ As noted above, EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern tip of the site and an area of high risk at the southern tip of the site. There is also an area of high risk towards the centre of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff, and pose a rise of water pollution. Therefore minor negative effects are identified.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high | + | + | + | The site has been proposed for employment uses and is | |

¹⁶³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

BAN 7 – Land East of the M40 (14 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| and stable levels of employment so everyone can benefit from the economic growth of the district. | | | | <p>recognised as having a medium capacity to accommodate industrial and/or commercial development¹⁶⁴ with good potential access routes to the M40 and Banbury.</p> <p>Therefore, the site is a good candidate for new employment land in the site, with minor positive effects on this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site has been proposed for employment uses and is recognised as having a medium capacity to accommodate industrial and/or commercial development¹⁶⁵ with good potential access routes to the M40 and Banbury.</p> <p>Therefore the site is a good candidate for new employment land in the site with potential to include training facilities, with minor positive effects on this objective.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>The site is located to the east of the M40 and an industrial area beyond. To the north west of the site is a site with planning permission for a Country Park, which in combination with other improvements and interventions in the town could improve visitor attraction. However, it is considered unlikely that development of this site on its own for employment uses would significantly contribute to this objective.</p> | |

¹⁶⁴ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity AssessmentAddendum*

¹⁶⁵ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity AssessmentAddendum*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

New: Area near Junction 11

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | The entire site lies within Flood Zone 1. ¹⁶⁶ The background OS mapping shows some small water bodies within the site; however there are no watercourses flowing through the site. The EA's uFMfSW maps illustrate that the south western corner of the site is at high risk of surface water flooding. ¹⁶⁷ Therefore, the development of the site is likely to have a minor negative effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ? | ? | ? | The site lies approximately 1-2 km north east of Banbury town centre. However, the site is separated from the town by a motorway, making it difficult for commuters to access the site via more sustainable and healthier modes of transport than the car. The site is located in Grimsbury and Castle ward which has existing deficiencies in Outdoor Sports Facilities. ¹⁶⁸ There is a Low capacity for formal recreation due to the rural character of the site and the localised topography that would need to be significantly adjusted to form a flat | Enhancement: development should include recreational routes connecting the site to Banbury and the existing footpath network. |

¹⁶⁶ Environment Agency data set.

¹⁶⁷ URS (August 2014) *Level 2 SFRA Second Addendum*

¹⁶⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|----|---|--|
| | | | | <p>topographical platform. A Medium to Low capacity exists for informal recreation, which should be limited to the implementation of footpaths through the area for accessibility.¹⁶⁹</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside.</p> <p>As the site is proposed for employment development, it is uncertain whether any formal recreation areas would be provided as part of the development, but footpaths could encourage more sustainable commuting and recreation for employees during breaks, therefore the overall effect will depend on implementation.</p> | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>Provision of new employment development on the site would have the potential to reduce poverty and social exclusion. The site has some capacity for employment development.¹⁷⁰ There are no direct impacts on this objective; the achievement of this objective will depend on implementation.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ?- | <p>The site is bordered by three major roads – the M40 and A361 to the west and the A422 to the south. These roads would be likely to represent significant noise sources and would cause severance from surrounding areas. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users. However, it might be difficult for residents in Banbury to access the site via more sustainable modes of transportation.</p> | <p>Mitigation: sustainable transport options to be improved to provide access.</p> |

¹⁶⁹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁷⁰ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | | | | Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation. | |
| 7. To improve accessibility to all services and facilities. | - | - | - | <p>The site is located approximately 1-2 km north east of Banbury town centre and is relatively isolated from existing facilities and services in Banbury due to the location of the M40 in between the site and town, resulting in potentially negative effects.</p> <p>Development of the site would involve making connections to existing services and facilities and providing some new services and facilities. However, the site is only proposed for employment land uses, limiting the need for new school, health and leisure facilities within the site.</p> | Mitigation: Include provision for access to services and facilities for any new development, e.g. footpaths and cycle routes from the site into Banbury. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site contains only one farm complex at Huscote Farm and is largely undeveloped greenfield land covered by Grade 3 (good to moderate) agricultural land.</p> <p>Therefore, it is unlikely to achieve this objective.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is located 1-2 km north east of Banbury town centre and is not previously developed. The site is not easily accessible by means other than the car, due to its location close to the M40 motorway junction. The site is not accessible from Banbury via public rights of way. However, it is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The impact will depend on the specific land uses proposed and implementation.</p> | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and | + | + | + | There are no designated sites on or immediately | Mitigation: Ecological surveys should |

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| enhance and create resources for the district's biodiversity | | | | <p>surrounding the site. There is an area of BAP priority habitat (lowland mixed deciduous woodland) located in the north east corner of the site but this covers less than 15% of the site's total area.</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity, although no important habitats are located on the site. The area comprises a medium scale landscape with large fields divided by mature hedgerows and hedgerow trees with medium ecological sensitivity.¹⁷¹ A minor positive is identified due to its contribution to reduce development pressure on sites of higher ecological sensitivity.</p> | be provided as part of any proposal for development. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | -? | -? | -? | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as Upstanding Village Farmlands and Clay Vale. At a local level, the site is located within the Upper Cherwell Basin landscape character area.¹⁷²</p> <p>The land is generally in a good state of repair with mature hedgerows and hedgerow trees breaking up the pasture land. The landscape sensitivity and visual sensitivity has been assessed as medium-high.¹⁷³</p> <p>The overall capacity for residential development is considered to be Low.¹⁷⁴</p> <p>There is medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 forming an extension to existing allocation to the west of the road. However, it would be</p> | <p>Mitigation: a full landscape and visual assessment should be undertaken as part of any new development on the site.</p> <p>Protect, connect and enhance the existing public rights of way to the south of the site.</p> |

¹⁷¹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁷² WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁷³ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁷⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.¹⁷⁵</p> <p>There are no designated heritage features located on or near the site.</p> <p>Overall, there is some capacity to accommodate employment development if developed on this site. However, it is unknown whether this development would be prevented from encroaching on to the valley sides. Therefore, a minor negative effect is identified, but this is uncertain until more is understood about the detailed design of the development at implementation.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site is located approximately 1-2 km north east of Banbury town centre with limited existing access by transport modes other than the car due to the M40 being located between the site and the town.</p> <p>Any development on the site would be likely to increase traffic volumes; however, achievement of this objective would depend on implementation.</p> | <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of</p> |

¹⁷⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| management of waste | | | | Oxfordshire Minerals and Waste Local Plan: Core Strategy). | hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The background OS mapping shows a couple of small water bodies within the site; however there are no watercourses flowing through the site and the entire site lies within Flood Zone 1</p> <p>Any redevelopment on the site may have an adverse impact on water quality; however, it may provide the opportunity to reduce areas susceptible to surface water flooding on the site. Overall a negligible effect is expected.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size. In addition, small scale renewable technologies, including solar hot water and PV, would be feasible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of employment so | ++ | ++ | ++ | The site is recognised as having a medium capacity to accommodate industrial and/or commercial development. ¹⁷⁶ As the site is proposed for commercial and industrial | |

¹⁷⁶ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Area near Junction 11 bounded to the west by the A361, to the south by the A422 (67 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| everyone can benefit from the economic growth of the district. | | | | <p>development, long term employment opportunities in the area would be generated. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the site's new uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is recognised as having a medium capacity to accommodate industrial and/or commercial development¹⁷⁷, and it is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Banbury.</p> | |

¹⁷⁷ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

New: Land adjacent to Power Park Ltd – Rail Infrastructure

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site has been proposed for use for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | <p>The entire site is within Flood Zone 3 of the River Cherwell and Oxford Canal.¹⁷⁸</p> <p>Therefore, without significant mitigation measures, the site is likely to have a significant negative effect against this objective.</p> <p>However, in 2012 the EA completed the Banbury Alleviation Scheme and the Canalside SFRA level 2 (2013) confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. An extension of this alleviation scheme eastwards along the River Cherwell and Oxford Canal would reduce the flood risk in the site.</p> <p>Furthermore, the proposed use for the site, i.e. railway infrastructure, is considered to have considerably more limited vulnerability to flooding compared to other more common land uses such as residential dwellings and employment land.</p> | <p>Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SuDS measures should be implemented to reduce surface water run-off. Development must be subject to a Flood Risk Assessment.</p> |

¹⁷⁸ EA data set

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|----|--|--|
| 3. To improve the health and well-being of the population & reduce inequalities in health. | 0 | 0 | 0 | <p>The site is located approximately 0.7km from Banbury Town Centre and is likely to have access to its existing services and facilities.</p> <p>The site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children’s playspace, allotment and tennis court provision.</p> <p>The site has been proposed for use for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall health and well-being of the local population.</p> <p>However, the location of the site and the nature of the development are unlikely to have an adverse effect on the health and well-being of the local population.</p> | |
| 4. To reduce poverty and social exclusion. | 0 | 0 | 0 | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, and will not contribute to the overall reduction of poverty and social exclusion in the District, nor will it have an adverse impact.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The site is currently derelict land once used as railway infrastructure. The regeneration of this site for reuse as rail infrastructure, specifically a siding for overnight stabling of rolling stock is likely to increase security and lighting in the area and would have a positive impact in relation to reducing crime and the fear of crime.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ?- | ? | ?- | <p>The railway line in to the centre of Banbury runs along the northern edge of the site and the River Cherwell forms the southern boundary.</p> <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. While the site is unlikely to introduce sensitive receptors in to the area, the new development may increase the amount of noise within the immediate vicinity of the site. However,</p> | |

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>as the site is proposed for employment and industrial uses, there may be less concern about noise compared with residential users.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is easily accessible from the M40, and also lies within 1km of the railway station and the town centre. Therefore, site employees are likely to be able to travel to and from the town centre local facilities and services via a range of sustainable alternatives to the car.</p> <p>Therefore, the site could potentially contribute positively to the achievement of this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | 0 | 0 | 0 | <p>The site is on previously developed land helping in achieving urban regeneration. However, it is unlikely that this land will be accessible to the public. Therefore the site scores a negligible effect against this objective.</p> | <p>Enhancement: development should promote sustainable design to create an attractive, high quality environment.</p> |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, improving rail services in the area. An improved rail service is likely to encourage more people to use this sustainable mode of transportation. Moreover, the site is close to the town centre, which would suggest that employees will be able to commute to and from the site via sustainable modes of transport.</p> | <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation where possible.</p> |
| 10. To conserve and enhance and create | + | + | + | <p>There are no statutory designations within the site. The southern border of the site is recognized as a BAP priority</p> | <p>Enhancement: development should promote biodiversity</p> |

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| resources for the district's biodiversity | | | | <p>habitat of Lowland Deciduous Woodland.</p> <p>The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low.¹⁷⁹</p> <p>Development may provide the opportunity to enhance the areas of BAP priority habitat on the southern border of the site and along the water way. Therefore, a minor positive effect is predicted overall.</p> | conservation/enhancement and habitat creation where possible. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | - | - | - | <p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and River Meadowlands Landscape Type.¹⁸⁰</p> <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. While the site has been used for dsimilar purposes in the past, in its current state as reguvinating brownfield land the site plays a separating role between Calthrope to the south west and Grimsbury to the north eastTherefore, its redevelopment is likely to have a minor negative effect against this objective.</p> <p>There are no heritage designations within or in the immediate vicinity of the site although the Oxford Canal Conservation Area lies further beyond the western boundary of the site, beyond the River Cherwell.</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> |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing | + | + | + | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock, improving rail services in the area. An improved rail service is likely to encourage more people to use this sustainable mode of transportation. Moreover, the site is close to the</p> | <p>Enhancement: ensure sustainable transport measures are implemented. Promote energy efficiency and on-site renewable energy generation.</p> |

¹⁷⁹ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁸⁰ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| the need for travel by car/ lorry | | | | town centre, which would suggest that employees will be able to commute to and from the site via sustainable modes of transport. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>A substantial area of flood risk is located in the site, as detailed above. This is associated with watercourses running along the southern boundary of the site.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2¹⁸¹ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers SuDS solutions aimed at protecting ground water quality which would suggest that additional development is likely to result in negligible harm to the existing water quality of the area.</p> <p>The site has the potential to consider dual function of green corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality. Furthermore, the redevelopment of this brownfield site may provide the</p> | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |

¹⁸¹ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | | | | <p>opportunity to reduce areas susceptible to flooding and remediate any existing ground contamination associated with the sites previous uses.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | ? | ? | ? | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. There may be an opportunity to incorporate renewable technologies into the site, i.e. solar panels on train sheds, with positive effects against this objective. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | <p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p> |
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p> | + | + | + | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. This development will generate some additional employment close to the centre of Banbury. Moreover, the construction of the development will generate a short-term increase in jobs in the area. Therefore the site is likely to score a minor positive effect against this objective.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the</p> | + | + | + | <p>The site has been proposed for rail infrastructure, specifically a siding for overnight stabling of rolling stock. This development will generate some additional employment close to the centre of Banbury. Moreover, the construction of the development will generate a short-term increase in jobs in the area. Therefore the site is likely to score a minor positive effect against this objective.</p> | |

Land adjacent to Power Park Ltd – Rail Infrastructure (4.4 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| district. | | | | However, the site is unlikely to significantly contribute to innovation in the area or the education and upskilling of its population. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | No direct benefits to the tourism sector are anticipated. | |

New: Southam Road– Retail and Commercial Scenario

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | The site is being assessed for retail and commercial uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site. ¹⁸² The site is brownfield and predominantly hard standing. Therefore the site is likely to have a negligible effect against this objective. | Mitigation: Consideration of flood storage and flood protection measures will be required in any development proposed. SUDS measures should be implemented to prevent increasing surface water runoff. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ? | ? | ? | The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s play space, tennis courts and allotments and in natural/semi-natural and amenity greenspace. ¹⁸³ The development of the site for retail and commercial uses will provide no space for additional recreational facilities. However, the site’s close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s play space. |

¹⁸² Environment Agency data set

¹⁸³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Southam Road– Retail and Commercial Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | | | | <p>transportation, resulting in a positive effect against this objective. The site adjoins the Southam Road cemetery which provides an open space for contemplation and relaxation and could be utilised for such purposes by employees of any commercial development.</p> <p>Overall, the potential to improve health and well-being of the population; the extent of the contribution to this objective will depend upon implementation.</p> | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The redevelopment of the site for retail and commercial uses will provide new services potentially reducing poverty and social exclusion in the District.</p> <p>The level of achievement of this objective will ultimately depend on implementation.</p> | Enhancement: Include requirement for provision of sustainable new employment- related development. |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The site is comprised of previously developed land.</p> <p>The regeneration of this site and the creation of new services would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ?- | ? | ? | <p>The A422 and the A361 border the site’s western and eastern edges, respectively. These two main roads are likely to generate significant levels of noise affecting new businesses within the site. The site adjoins the Kraft factory which could also generate significant levels of noise affecting new businesses within the site. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation.</p> | Mitigation: Promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all | ++ | ++ | ++ | The site is located just north of Banbury town centre in a | |

Southam Road– Retail and Commercial Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| services and facilities. | | | | <p>highly accessible location. Therefore, any new development within the site will be in close proximity to the existing residential, commercial and retail development in the town centre. Furthermore, redevelopment should help improve connectivity within the town centre and provide a range of new facilities and services.</p> <p>A major positive is identified.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ++ | ++ | ++ | <p>The development of this site would help to promote sustainable transport as it is close to the town centre and Banbury railway station is a short distance to the south east of the site. Therefore, a significant positive impact is identified.</p> | <p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location near the railway station. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p> |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of greenfield development and development on sites of greater landscape and visual sensitivity. Also, there is the potential for ecological enhancement in connection with the Canal and River Cherwell to the east of the site. Therefore, a minor positive impact is identified.</p> | <p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p> |

Southam Road– Retail and Commercial Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within or in the immediate vicinity of the site. Therefore, there is limited risk of adversely affecting the setting of heritage assets. Overall, a minor positive effect is identified.</p> | <p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of the conservation areas and listed buildings and seeks to maintain or improve the urban landscape type. Maintain and improve green links along the canal/river corridor.</p> |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ++ | ++ | ++ | <p>The A422 and the A361 border the site's western and eastern edges, respectively. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing residential, commercial and retail development in the centre of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Therefore a significant positive effect against this objective is identified.</p> | <p>Enhancement: development should promote sustainable design and sustainable transport measures</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of sustainable construction practices and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |

Southam Road– Retail and Commercial Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | 0 | 0 | 0 | <p>The entire site sits within Flood Zone 1. The River Cherwell and Oxford Canal are located to the east of the site.¹⁸⁴</p> <p>The site is brownfield and predominantly hard standing. The redevelopment of the site may provide the opportunity to remediate any contaminated land on the site, improving water quality. Overall, the site is likely to have a negligible effect against this objective.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | ? | ? | ? | <p>The potential density of the retail and commercial development on site, the site's close proximity to the town centre and the surrounding land uses present an opportunity for any new development to incorporate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>Although there is potential to contribute positively towards this objective, its achievement will depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | <p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p> |
| <p>17. To ensure high and stable levels of employment so everyone can benefit</p> | + | + | + | <p>The site is proposed for commercial and retail development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> | |

¹⁸⁴ Environment Agency data set

Southam Road– Retail and Commercial Scenario (5 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| from the economic growth of the district. | | | | Access to the site will be provided ensuring that the site’s new services will be integrated and well connected to existing residential, retail and commercial areas. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is proposed for commercial and retail development which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | The regeneration of this site close to the town centre would provide improved facilities and an improved sense of place, which would enhance the attractiveness of the town centre to visitors. | |

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

Bicester 1: BI200 – Extension of Northwest Bicester Phase 1 and 2 (Considers both intensification and extension)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The Northwest Bicester site (Phase 1 and 2) already allocated in the Submission Plan site has capacity to contribute up to 6,000 homes, which will make a significant contribution to the objectively assessed need. The proposed extension area to the west of the allocated site covers 165 ha, and therefore could contribute a further 4,800 homes to the District housing requirement. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The River Bure and three un-named tributary watercourses have been identified within the allocated site. Only the River Bure itself is represented by EA Flood Zones 2 and 3. ¹⁸⁵ However, the majority of the allocated site and all of the proposed extension area lie in Flood Zone 1 and therefore is at low flood risk. | Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The majority of the allocated and extension site lies within Caversfield ward, with a portion also in the Ambrosden and Chesterton ward and the Bicester West ward. Caversfield has an existing deficiency in children’s playspace, tennis courts and allotments. Ambrosden and Chesterton has existing deficiencies in children’s playspace and tennis court provision. Bicester West ward has existing deficiencies in natural/semi-natural and amenity greenspace, children’s playspace, tennis courts and allotment provision. ¹⁸⁶ There is the potential to improve health and well-being of | Enhancement: any development of this site should ensure adequate provision of greenspace. |

¹⁸⁵ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

¹⁸⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>the population. The 2013 LSCA identified a medium – high potential to provide both formal and informal recreation within the site¹⁸⁷ and medium potential within the extension area to the west of BI200¹⁸⁸ as part of a wider scale development involving residential and commercial use.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Together the allocated site and proposed extension form a very large site and it is anticipated that as the development will be to eco-town standards, it would provide sustainably constructed homes a proportion of which will be affordable, extra care housing with mixed tenure and employment opportunities. Therefore, a minor positive effect is identified for this objective.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The whole site area is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The development of the allocated site and the extension as an eco-town would provide new housing and has the potential to provide new cultural facilities to enhance existing provision resulting in increased satisfaction of people with their neighbourhoods. Development would result in increased traffic and noise compared to the current situation. In addition, a railway line bisects the allocated sites and runs along the northeastern boundary of the extension area, which may represent a source of noise</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the eco-town, in particular in relation to the railway line (such as positioning private gardens away from railway lines).</p> |

¹⁸⁷ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

¹⁸⁸ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | | | | impact. The effect would depend on the detail of the eco-town proposals and their implementation. The overall effect is identified as uncertain. | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | The allocated site is located on the edge of Bicester at some distance from the town centre. The proposed extension to the Northwest Bicester eco-town, would become part of a larger site close to the edge of the existing built up area. However, any new development would have good access to existing services and facilities in the north of Bicester. Following eco-town principles the site will include leisure, health and social care, education, retail, arts and culture, library services, sport and play and community and voluntary sector facilities. Some of these are already being delivered as part of phase 1. | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is currently greenfield and comprises Grade 3 (Moderate) agricultural land with some isolated farm buildings and a railway line. This objective is considered not achievable. | Mitigation: development should encourage reuse of buildings where possible and sustainable design. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | It is anticipated that an Eco-town would introduce sustainable transport measures, designed to reduce car use, and would provide employment opportunities on the site as well as increasing the proportion of energy generated from renewable sources. Following Eco-town principles the site should achieve zero carbon and be designed to be a mixed used community and prioritise walking, cycling, public transport and other sustainable options. Some of these are already being delivered as part of phase 1. | Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation. |
| 10. To conserve and enhance and create resources for the | - | - | - | The Ardley Cutting & Quarry SSSI sits partially within and borders the proposed extension site's northeastern boundary. In addition, other SSSIs, a Local Wildlife Site and | Enhancement: development should promote biodiversity conservation/enhancement and |

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| district's biodiversity | | | | <p>proposed new Local Wildlife Site are in close proximity to the west of the site, on the other side of the Motorway. Significant residential development in close proximity to these protected habitats could increase the potential for direct and indirect recreational impacts within the vicinity of the site.</p> <p>There are areas of BAP priority habitat located on either side of the railway line and some further isolated patches of BAP priority habitat in the northern and southern areas of the allocated site and the proposed extension.</p> <p>Whilst this landscape possesses some ecological and wildlife value, the potential diversity is limited with medium – low sensitivity in both BI200¹⁸⁹ and the extension to the west.¹⁹⁰ This is due to the 'mosaic' of habitats across the site, the presence of badgers and the potential presence of bats, great crested newts and common lizard; the latter being a BAP priority species within Oxfordshire.</p> <p>A minor negative impact is identified. However, it is considered that the areas of greater biodiversity interest may be able to be accommodated within the eco-town development and so the impact may be avoided.</p> | habitat creation in particular linkages with existing BAP priority habitats. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Area 107: Cotswolds and Upper Thames Clay Vales. At county level, the site is identified as being in the Wooded Estatelands Landscape Type. At a local level, the site is identified as being located within the Oxfordshire Estate Farmlands character area.¹⁹¹</p> <p>The landscape sensitivity has been assessed as medium sensitivity and the visual sensitivity has been assessed as medium–low sensitivity. There is a medium to high capacity for residential and employment uses within a mixed-use development in keeping with the adjacent residential area</p> | Enhancement: Consideration should be made to maintaining the visual separation with outlying settlements such as Bucknell. Connections with the wider landscape could be reinforced and opportunities for recreational use of the area incorporated. |

¹⁸⁹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

¹⁹⁰ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

¹⁹¹ WYG (September 2013 and August 2014 Addendum) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | | | | <p>to the south east and not significantly altering the overall landscape character of the wider area.¹⁹²</p> <p>There are two (Grade II) listed buildings on the site, at Home Farm and Himley Farm.¹⁹³ The Grade I listed Church of St Peter and the Grade II* listed Church of St Lawrence are both located to the north of the site. Significant development within the large site could have an impact on the setting of these important historic buildings.</p> <p>The overall assessment is that a minor positive effect is anticipated.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | + | + | + | <p>Development of this greenfield site would result in increased traffic. However, it is anticipated that an Eco-town would introduce a high level of self-containment and sustainable transport measures, designed to reduce car use under its Eco-town principles.</p> | <p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures</p> |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | + | + | + | <p>The site will be developed by Eco-town PPS Standards, with Code for Sustainable Homes level 5 required and sustainable use of resources in construction.</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p> | + | + | + | <p>The site will be developed by Eco-town PPS Standards with sustainable waste and resources covering both domestic and non-domestic waste.</p> | <p>Enhancement: ensure sustainable waste management on the site.</p> |

¹⁹² WYG (September 2013 and August 2014 Addendum) Bicester Landscape Sensitivity and Capacity Assessment

¹⁹³ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | + | + | + | <p>Under Eco-town principles, Northwest Bicester should include water efficiency measures and contribute towards improving water quality in the locality.</p> <p>The NW Bicester Masterplan contains a detailed Water Cycle Study (2014) to inform appropriate water resourcing measures on the site.</p> | <p>Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS.</p> |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | ++ | ++ | ++ | <p>The allocated site and the proposed extension are large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. It is anticipated that an Ecotown would be net zero carbon.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> | <p>Enhancement: a full renewable energy feasibility study should be completed in respect of any new development.</p> |
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p> | ++ | ++ | ++ | <p>The site is large scale (over 50 ha) and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the</p> | ++ | ++ | ++ | <p>The site is large in scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |

Bicester 1 – BI200 – Extension of Northwest Bicester (Phase 1 and 2) (345 Hectares) West (165 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| district. | | | | | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | <p>Northwest Bicester is the UK’s first Eco-town and has the potential to attract visitors with interest in green industries and sustainable development. The Eco Bicester Demonstration Building (EBDB) at Garth Park has attracted over 3,000 visitors (on average 200 per month), making it one of the leading visitor attractions in Bicester.¹⁹⁴</p> | <p>Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location.</p> |
| <p>Intensification of development to approximately 6,000 dwellings within BI200:</p> <p>The matrix above contains scores for extending the size of the planned North West Bicester Eco-town. Another reasonable alternative to the one appraised above would be to concentrate development within BI200, increasing the number of dwellings to approximately 6,000 and reducing the need to expand the Bicester Eco-town to the West. Concentrating development within a smaller area of greenfield land would less the significance of the negative impact on objective 8; however, the score is likely to be significant negative overall. Similarly, there are likely to be less significant adverse effects associated with objectives 10 and 11; however the significant scale of both reasonable alternatives would suggest that the scores are unlikely to change between the scenarios.</p> | | | | | |

¹⁹⁴ Demonstration Building Progress Report”, Cherwell District Council, 30 May 2013.

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

Bicester 2: BI201 – Extension of Graven Hill MOD site North, in to BI211 to north, or just limiting the extension to BI223

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The Graven Hill MOD site has a resolution to approve for 1900 homes. There is potential capacity to increase further the site’s contribution to housing provision through an extension to the north of the site (into sites BI211 or BI223). With such a significant number of dwellings planned, the site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment | ? | ? | ? | <p>The majority of the site is located within Flood Zone 1.¹⁹⁵ However, approximately five small watercourse tributaries of Langford Brook run through the north western part of the site. Due to the presence of these tributaries and their close hydrological connectivity to Langford Brook, the EA has recommended that detailed modelling be undertaken of these ordinary watercourses as part of a site specific Level 3 FRA to define the flood outlines for Flood Zone 2 3, plus an allowance for climate change.¹⁹⁶</p> <p>EA mapping shows that the risk of flooding from surface water runoff from land is greater in the north western area of the site, with areas of ‘less’ and ‘intermediate’ susceptibility.¹⁹⁷</p> <p>Site BI223 within BI211 avoids the area of significant flood risk, i.e. the areas of the site within Flood Zones 2 and 3. If this part of the site was to be developed, and not the area within BI211 in Flood Zones 2 and 3, then the extension to</p> | Enhancement: development to ensure implementation of SUDS measures and implementation of recommendations contained in the Cherwell Level 2 SFRA. Development must be subject to a Flood Risk Assessment. |

¹⁹⁵ EA flood risk mapping

¹⁹⁶ URS (September 2012) *Cherwell District Council Level 2 SFRA prepared for: Cherwell District Council*

¹⁹⁷ EA flood risk mapping

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>the Graven Hill MOD site would score more positively against this objective. At this stage, the overall score against this objective is uncertain.</p> | |
| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | + | + | + | <p>The majority of the site lies within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision.¹⁹⁸</p> <p>The northern extension of the site is located within Bicester South ward, which has an existing deficiency in children’s playspace, tennis courts and allotment provision.</p> <p>The LSCA conducted for site BI201 recognises the site’s medium capacity for informal recreational uses and medium to low capacity for formal recreation.¹⁹⁹ The area identified for expansion to the north, within site BI211 and BI223, is described as having low capacity for recreation, however, should the site be considered as part of the overall Graven Hill allocation area accessibility issues would not present the same restrictions and therefore a medium capacity for recreation would exist.²⁰⁰</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | <p>Enhancement: any development of this site should include adequate provision of greenspace.</p> |

¹⁹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

¹⁹⁹ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁰ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | | | | | |
| | | | | | |
| 4. To reduce poverty and social exclusion. | + | + | + | This is a large site capable of contributing to housing needs and employment in the District. It is understood that the site is intended for mixed use residential led development. A planning application for the Graven Hill MOD site gained a resolution to approve 1900 homes, employment uses and community facilities in June 2013. Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The Graven Hill MOD site is partially comprised of previously developed land, used by the Ministry of Defence, with some warehouses and office space, while the BI211 and BI223 are mostly greenfield with some farm buildings; however, it is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline. An uncertain effect is identified. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The A41 is located on the north east boundary of the extended site and the railway line is on the north west boundary. In addition, the development of the site is likely to result in increased traffic and noise. The site consists of mainly previously developed land. Its redevelopment could improve the integration of the site with Bicester and provide services and facilities in association with residential and employment. However, the effect would depend on the detail of the proposals and therefore its effect identified as uncertain at this stage. | Mitigation: development should promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | The extended site lies approximately 1.3 km south of Bicester town centre. It lies some 500 m south of an area of | Enhancement: Include good provision of services and facilities, to reflect |

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | | | | <p>existing residential development and approximately 1 km south of an existing school and 1 km south of a railway station.</p> <p>Development of the site would improve its accessibility to existing services and facilities but due to its large scale should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> | <p>the community’s needs and support its health, social and cultural well-being.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | + | + | + | <p>The extended site is a combination of greenfield Grade 4 (poor) agricultural land and a former MOD site comprised of previously developed land. There are also warehouse buildings with some office space located on the site.²⁰¹</p> <p>Therefore, while parts of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings, other parts of the site (including BI211 and BI223) are greenfield land and would not meet the objective.</p> <p>Therefore the extended site is likely to have only a minor positive effect overall.</p> | <p>Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ? | ? | ? | <p>The extended site is located approximately 1.3 km south of Bicester town centre and some 1 km from a railway station. There is also potential to use the rail infrastructure in and near the site. However, achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district’s biodiversity</p> | - | - | - | <p>The Graven Hill Local Wildlife Site is located on the site and contains Ancient Woodland (a UK BAP habitat) as well as the following valuable habitats and species: broad-leaved woodland, ponds, hedgerows, badger, bat species, polecat, dormouse, great crested newt, common lizard, grass snake,</p> | <p>Mitigation: Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested</p> |

²⁰¹ Defence Infrastructure Organisation/Amec, *Redevelopment of MOD Bicester Environmental Statement Volume 1: NTS*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) into BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | | | | <p>breeding birds, invertebrate species and common spotted orchid.</p> <p>Bicester Wetland Reserve Local Wildlife Site is located adjacent to the western site boundary, on the west side of the railway line.²⁰²</p> <p>The ecological sensitivity of site BI201 to redevelopment is considered to be medium/low²⁰³ and the more recent addendum to the LSCA identifies the land to the north of Site BI201 within sites BI211 and BI223 as being of low ecological sensitivity.²⁰⁴</p> <p>Therefore, development of the site is likely to have a minor negative effect on this objective due to the potential for the degradation of the Local Wildlife Sites and loss of biodiversity including potential harm to legally protected species.</p> | <p>newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The extended site is located within Natural England National Character Areas: Upper Thames Clay Ales and Cotswolds. At a county level, OWLS identifies the site as being primarily in the Wooded Hills Landscape Type with isolated areas within the Alluvial Lowland and Clay Vale Landscape Types.²⁰⁵</p> <p>The September 2013 LSCA states that site BI201's combined landscape sensitivity is considered to be medium – low, while the combined visual sensitivity of the site is medium – high for the majority of the site.²⁰⁶ The site is considered to have a medium potential to accommodate residential development on the lower slopes of the hill whilst maintaining the visual separation with Graven Hill Wood. It is considered that the location of residential development would be more appropriate on the northern facing slopes of</p> | <p>Enhancement: Impacts of any new development on landscape, visual and historic assets should be fully assessed. Historic features of interest on the site should be retained and incorporated into a development.</p> <p>Graven Hill Wood should be maintained and enhanced.</p> <p>Green infrastructure links should be protected or enhanced.</p> |

²⁰² Thames Valley Environmental Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

²⁰³ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁰⁵ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

²⁰⁶ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | | | | <p>Graven Hill as this would maintain a visual connection with Bicester itself. There is medium potential for light industry employment located within the southern areas of the site where large areas of storage/hard standing and industrial type units currently exist.</p> <p>The most recent addendum to the LSCA described the land to the north of BI201 (Site BI211 and BI223) as being of a low visual sensitivity with medium to high capacities for residential and employment development.²⁰⁷</p> <p>There are no listed buildings on the site. Off-site, there are two scheduled monuments near to Graven Hill; Alchester Roman Town and Wretchwick deserted medieval settlement. There are two national monument records on the site, near the summit of Graven Hill.²⁰⁸</p> <p>Any development of the extended site may improve access to features of cultural heritage interest, including any retained MOD buildings or infrastructure. A minor positive is identified.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | Although any development on the extended site would be likely to increase traffic volumes, the site is located in close physical proximity to Bicester (1.3 km south of Bicester town centre and some 1 km from a railway station) and to the A41. There is also potential to use the rail infrastructure in and near the site to address this objective to the benefit of the site and the wider area. However, achievement of this objective will depend on implementation. | Mitigation: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians. |
| 13. To reduce the global, social and environmental impact of consumption of | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5) | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |

²⁰⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁰⁸ English Heritage website: <http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=graven%20hill&search=ALL&sort=4&recordsperpage=10>

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| resource by using sustainably produced and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The effect of the site will depend on implementation. The site is partially comprised of previously developed land; however, development of the site is likely to increase waste generation. An uncertain impact is identified. The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | - | - | - | Approximately five small watercourse tributaries of Langford Brook run through the north western region of the extended site (including BI211 and BI223) ²⁰⁹ . There is the potential for adverse impact on water quality during and the construction and operation of any new development. The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Mitigation: Recommendations in the Level 2 SFRA Addendum (URS, September 2012) should be adhered to in any future development. Ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

²⁰⁹ EA flood dataset

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p> | ++ | ++ | ++ | <p>The extended site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p> | ++ | ++ | ++ | <p>The extended site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |
| <p>19. To encourage the development of buoyant, sustainable tourism sector.</p> | + | + | + | <p>There is the potential for development of the site to enhance access to the woodland and the Local Wildlife Site.</p> <p>There is also a potential heritage interest from retaining MoD buildings or infrastructure.</p> <p>Although the achievement of this objective will depend on implementation of any development, a minor positive effect is identified against this objective.</p> | <p>Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advance of the location.</p> |

Bicester 2 - BI201 – Extension of Graven Hill MOD site (227.5 ha) in to BI211 to north (16.5 ha), and considering limiting the extension to just site BI223 (11.5 ha) avoiding flood risk area

| SA Objective | Duration | Assessment | Mitigation or Enhancement |
|--|----------|------------|---------------------------|
| <p>Extension into Site BI223 only: Site BI223 covers most of the same area as site BI211 except for the area of significant flood risk in the northern corner of site BI211, i.e. the areas of the site within Flood Zones 2 and 3. If the extension of BI201 was limited to the area within site BI223 rather than BI211, development in flood risk areas would be avoided. This alternative would therefore score more positively against objective 2. However, extending only into BI223 would also result in a marginal reduction in the number of dwellings that could be developed on and around Graven Hill but would not change the score for objective 1.</p> <p>Compared to the much larger BI201, the extension site BI223 has a low visual sensitivity to development, making it suitable for residential and employment land. However, unlike the larger BI201 to the south, it is less accessible, reducing the capacity of this possible extension to BI201 to accommodate recreation development.²¹⁰ Furthermore, the extension site is much close to the existing urban edge of Bicester, meaning that its development would create a site that is in close proximity to greater number of local services and facilities.</p> | | | |

²¹⁰ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 3 (BI44)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is mostly occupied by agricultural farmland. A small watercourse is located along the northern boundary of the site, flowing along the south side of Middleton Stoney Road. The watercourse is a minor tributary of Langford Brook and could potentially present a flood risk to the site if the channel capacity becomes exceeded resulting in bank overtopping ²¹¹ . However, the site is shown to be located within EA Flood Zone 1, as the catchment of the minor watercourse is < 3km ² . A neutral effect is identified. | Enhancement: it is recommended in the SFRA that development does not encroach within a minimum of 8 m of the watercourse banks on the north site boundary. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The adjacent SW Bicester Phase 1 development will provide formal and informal open space including playing fields and strategic open space close to Pingle Brook and direct access to the newly built South West Bicester perimeter road | Enhancement: any development of this should include adequate provision of greenspace, as well as linkages to green infrastructure |

²¹¹ URS (March 2012) *Cherwell District Council Level 2 SFRA living document, prepared for: Cherwell District Council*

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| | | | | <p>(Vendee Drive).</p> <p>The site lies within Ambrosden and Chesterton ward which has existing deficiencies in children’s playspace and tennis court provision²¹².</p> <p>The site is not currently directly linked to any existing green infrastructure. However, the site can be linked to green infrastructure within the SW Bicester Phase 1 development. The Final Draft LSCA²¹³ identifies medium-high potential to provide formal and informal recreation. There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | located off-site. |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>This is a large site capable of contributing to housing needs in the District. The site is located adjacent to the SW Bicester Phase 1 development, and therefore should enable residents to benefit from the facilities provided within the Phase 1 development. A positive effect is identified. The Final Draft LSCA (March 2013) identifies a high capacity for residential development on this site.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently greenfield; therefore there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. An uncertain effect is identified at this stage.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant | ? | ? | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities</p> | Enhancement: new development should include sustainable design |

²¹² Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²¹³ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|-----|-----|--|--|
| | S | M | L | | |
| communities and engage cultural activity across all sections of the Cherwell community | | | | and acting as local centres. The site is located adjacent to the SW Bicester Phase 1 development, and therefore should enable residents to benefit from the facilities provided within the Phase 1 development. However, any new development on the site may result in increased traffic and noise. Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation. | features including sustainable transport measures. |
| 7. To improve accessibility to all services and facilities. | + | + | + | The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the SW Bicester Phase 1 development and in the area to the north. The Final Draft LSCA ²¹⁴ indicates the site has a medium high capacity for formal and informal recreation. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | - - | - - | - - | The site is currently greenfield and mainly covered by Grade 3 (good to moderate) agricultural land. Although there are some existing buildings on the site (Whitelands Farm) which could be re-used, the site is predominantly greenfield. A major negative is identified. | Mitigation: development should encourage reuse of buildings where possible and sustainable design. |
| 9. To reduce air pollution including reducing greenhouse | + | + | + | The site is located in close proximity to existing services and facilities within the Phase 1 development, which will therefore reduce the need to travel. The site is also well | |

²¹⁴ WYG (March 2013) *Bicester Landscape Sensitivity and Capacity Study; Final Draft*

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| gas emissions and ensure the district is ready for its impacts | | | | located with regards to the centre of Bicester. A minor positive is identified. | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no biodiversity designations on the site. Bignell Park Ecologically Important Landscape is located to the west, on the other side of the A4095.</p> <p>The Final Draft LSCA considers the ecological sensitivity of the site to future development to be low. Due to the lack of ecological features within the site there is a low value for natural factors, although there may be some potential for bats and birds within the trees and buildings around Whitelands Farm²¹⁵. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p> | Enhancement: Ecological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures to address species on site and those in surrounding areas. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site area comprises a large field in the north and a smaller field located in the south of the site, south of Whitelands Farm which is now vacated and showing signs of dereliction. The total site area is approximately 28 ha.</p> <p>The landscape sensitivity of the site has been assessed as low sensitivity and the visual sensitivity has been assessed as medium-low sensitivity²¹⁶. The site has high capacity for residential development, with low capacity for employment development (as this would not be in keeping with surrounding land uses and would alter the landscape character). The site has medium to high potential for</p> | <p>Enhancement: Historic features of interest on the site should be retained and incorporated into a development if feasible.</p> <p>Planting on the west and southern site boundaries including trees of a diverse age spread would mitigate views into the site.</p> <p>Green infrastructure links should be protected or enhanced.</p> |

²¹⁵ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

²¹⁶ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| | | | | <p>recreation use and low potential for woodland.</p> <p>Chesterton Conservation Area is located to the south west²¹⁷. Buildings of historic value could be retained and converted- e.g. farm buildings. Development of this site would reduce the pressure of green field development on sites of greater landscape and visual sensitivity. A minor positive is identified.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site has good connectivity to the strategic road network via the now completed South West Bicester perimeter road.</p> <p>The site is located in close proximity to existing services and facilities within the Phase 1 development, which will therefore reduce the need to travel and provide the opportunity to link with existing public transport routes. The site is also well located with regards to the centre of Bicester. A minor positive effect is identified at this stage.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of</p> |

²¹⁷ English Heritage data set

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| management of waste | | | | in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore development of the site is likely to increase waste generation. | hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | Due to limited watercourses on the site; the achievement of this objective would depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | Enhancement: Include good provision of services and facilities to reflect the community's needs |

Bicester 3 (BI44) (28 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | Enhancement: Include good provision of services and facilities to reflect the community's needs |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would result in any direct benefits to the tourism sector, and to business opportunities within the sector. | |

Bicester 8 (BI5)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located in Flood Zone 1; however, EA mapping also indicates some localised areas susceptible to surface water flooding (intermediate level). No watercourses are located within the site boundary; however, a small ordinary watercourse borders the north eastern edge of the site. | Enhancement: Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies within Launton ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision ²¹⁸ . The Final Draft LSCA indicates that the site has limited potential for implementation of formal recreation. There is however a greater potential to create an informal recreational resource connecting Bicester with the wider landscape beyond the site ²¹⁹ . There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall. | Enhancement: development should include recreational routes connecting the site to the existing footpath network to the east. |
| 4. To reduce poverty | ? | ? | ? | The Final Draft LSCA, indicates that there is low landscape | |

²¹⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²¹⁹ WYG (March 2013) Bicester Landscape Sensitivity and Capacity Study; Final Draft

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| and social exclusion. | | | | <p>capacity for residential and employment development although there is some potential for commercial use. Although there is potential to link commercial uses to skills development, there is no significant direct impact on this objective.</p> <p>The capacity of the site is subject to adequate location of development and mitigation. However, the effect of the site against this objective depends on implementation.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>Currently, much of the site is still used as an active airfield associated with Bicester Gliding Club and public access is not available.</p> <p>In the south east of the site are a number of storage bunkers which are in a poor state of repair. This area is accessible from the public footpath that approaches the site boundary from the south of the A4421 through an opening in the site boundary fence. Many of these bunkers have been vandalised and show signs of being used for anti-social behaviour²²⁰. Development of the site would help to reduce crime on the site by removing the derelict bunkers.</p> | Enhancement: development to encourage bringing historic buildings back into active use, and ensure high quality design that will assist in reducing crime and fear of crime. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. Development of this site will provide public access to heritage assets. The high cultural sensitivity of the site and the low landscape capacity identified to accommodate residential or significant employment (see objective 11) may constraint uses on site. However, some commercial development linked to a heritage development scheme could increase accessibility to services and facilities. However, the site is located approximately 1.5 km north of Bicester town centre and the development of the site may result in increased traffic and noise</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing, as well as sustainable design to manage potential noise and traffic impact. |

²²⁰ WYG (March 2013) Landscape Sensitivity and Capacity Assessment; Final Draft

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| | | | | Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation. | |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located approximately 1.5 km north of Bicester town centre and there is currently no public access to the site. It lies in close proximity to existing residential development.</p> <p>The high cultural sensitivity of the site and the low landscape capacity identified to accommodate residential or significant employment (see objective 11) may constrain uses on site. However, some provision of commercial development linked to a heritage development scheme could increase accessibility to services and facilities.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | The south west corner of the site is occupied by a diverse range of building types from aviation storage sheds to smaller scale office type buildings associated with the former RAF site use. Therefore, there is the potential to re-use previously developed land and re-use buildings. | Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | The site is located approximately 1.5 km from Bicester town centre and it is relatively close to existing facilities and employment in the north and east of Bicester. | Mitigation: ensure generation of energy from on-site renewable energy technologies. |
| 10. To conserve and enhance and create | - | - | - | The southern area of the site is a Local Wildlife Site, as well as an area immediately to the north of the site (which holds Great Crested Newts). An extension to these two LWS has | Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the Site |

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| resources for the district's biodiversity | | | | <p>been put forward as a proposed Local Wildlife Site, which would cover the entire site. This is proposed owing to the site's interest as unimproved grassland and potential value for invertebrates and birds²²¹.</p> <p>The Final Draft LSCA considers the site's ecological sensitivity to future redevelopment to be medium/low.</p> | of taking it forward, notably to badgers, barn owls, bats, reptiles, amphibians including Great Crested Newts and geodiversity. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | ? | ? | ? | <p>The site is located within Natural England National Character Area 107: Cotswolds. At County level the OWLS identifies the site as being in the Wooded Estate/Landscape Type and at district level the site lies within the Otmoor Lowlands Character area.</p> <p>The site forms part of the RAF Bicester Conservation Area and there are two scheduled monument areas and multiple listed buildings within the site. The group value of the assets results in complex historic landscape with readily understood features. The continued use of the site as an airfield also reinforces this reference and results in a cultural sensitivity of high.</p> <p>The site is not publicly accessible but is open in character with wide ranging views within and out of the site. The site has medium to high landscape sensitivity and medium visual sensitivity. The site is assessed as having medium capacity for development overall but residential development would not be appropriate and capacity for employment development is limited to the western corner of the site focussing on the re-use of existing buildings. The site has some capacity for informal recreation use and there is medium to low capacity for woodland.</p> <p>It is understood that any development of the site would have to be conservation led. Enabling development of this site would secure a viable future for the historic assets on</p> | Enhancement: ensure protection, enhancement and restoration of the site's cultural and heritage assets, and promote accessibility. |

²²¹ Thames Valley Environmental Records Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| | | | | <p>this site and would make heritage assets more accessible to the public.</p> <p>Nevertheless, the effect on this objective would depend on implementation.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located approximately 1.5 km from Bicester town centre and it is relatively close to existing facilities and employment in the north and east of Bicester. The high cultural sensitivity of the site and the low capacity identified for certain uses (refer to objective 11) is likely to constraint the type and extent of development on site. With regards to service vehicles that could access the site, access should be possible from the perimeter road, avoiding the town centre.</p> | <p>Mitigation: development proposals should include a sustainable travel plan.</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>No watercourses are located within the site boundary; however, a small ordinary watercourse borders the north eastern edge of the site. Although, any potential effects are unlikely to be significant.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure surface water run-off rates are not increased.</p> |

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| | | | | application of national policy and policies ESD1-5). | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>No Energy Strategy has been undertaken; therefore it is not possible to conclude what measures may be feasible for the site. The capacity of the site to accommodate energy generation from renewable resources may be limited by constraints regarding conservation of historic assets and the airfield use.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs. |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs. |

Bicester 8 (BI5) (144 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| workforce and support the long term competitiveness of the district. | | | | in the area. Primary and secondary schools are likely to be constructed. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | The site is the best preserved bomber airfield dating for the period up to 1945 (English Heritage). A conservation led scheme will open up this site to the public with the heritage interest of the site promote the location for visitors. There is potential for commercial development linked the site's heritage and there is some potential to enhance recreational footpaths. | Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

Bicester 12: BI2 – Extension and Intensification

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home | ++ | ++ | ++ | The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing and appropriate masterplanning for this large strategic site. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | <p>EA Flood Zones 2 and 3 cover an area of approximately 17 ha in the north east corner of the site. The remainder of the site is currently shown to be located within Flood Zone 1.²²²</p> <p>OS 1:25,000 scale mapping illustrates a small un-named ordinary watercourse flowing in a south westerly direction through the site. This watercourse is fed by two groundwater fed ponds immediately south of Middle Wretchwick Farm and appears to sink after approximately 250m in length. EA mapping indicates areas susceptible to surface water flooding in the vicinity of this watercourse, covering much of the northeastern part of the site.²²³</p> <p>The site is given a minor negative impact against the achievement of this objective.</p> | <p>Enhancement: ensure provision of SUDS in new development.</p> <p>Development must be subject to a Flood Risk Assessment.</p> |

²²² EA data set

²²³ URS (August 2014) *Level 2 SFRA Second Addendum*

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

| | | | | | |
|--|---|---|---|---|--|
| <p>3. To improve the health and well-being of the population & reduce inequalities in health</p> | + | + | + | <p>The site lies largely within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision and partially within Launton ward, which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision.²²⁴</p> <p>National Cycle Route 51 meets the combined site boundary north of Langford village then turns northward along the western boundary of the site.²²⁵</p> <p>There is a Medium capacity for formal and informal recreation associated with the Deserted Medieval Village of Wretchwick, with wider potential to open up the area to the wider public to create a local resource.²²⁶</p> <p>There is the potential to improve health and well-being of the population by retaining the footpaths on the site and extending the cycle network.</p> | <p>Enhancement: any development of this site should include adequate provision of greenspace, including the retention of footpaths.</p> |
| <p>4. To reduce poverty and social exclusion</p> | + | + | + | <p>The site has capacity for residential, employment and recreational developments.²²⁷ Provision of new housing and employment on the site, including new community centres, local education, sport and open space facilities, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| <p>5. To reduce crime and disorder and the fear of crime</p> | ? | ? | ? | <p>The sites are currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| <p>6. To create and sustain vibrant communities and engage cultural activity</p> | ? | ? | ? | <p>The A4421 forms the north western boundary of the site, the A41 forms the southern boundary of the site and the northern boundary borders a railway line. These could represent significant noise sources to any future development.</p> | <p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact.</p> |

²²⁴ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

²²⁵ Sustrans data set.

²²⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²²⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

| | | | | | |
|--|----|----|----|--|--|
| across all sections of the Cherwell community | | | | However, the achievement of this objective will depend on implementation. | |
| 7. To improve accessibility to all services and facilities | ++ | ++ | ++ | <p>The site is located approximately 1 km south-east of Bicester town centre and Bicester Town rail station. The site is in close proximity to existing residential, employment and services in the north east and east of the town.</p> <p>Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, primary and secondary schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance | -- | -- | -- | <p>The site is not previously developed and covered by Grade 4 (poor quality) agricultural land.²²⁸ Middle Wretchwick Farm and Little Wretchwick Farm are located on the site.</p> <p>Although there may be some opportunity to re-use existing buildings; the site is predominately greenfield and in the main this objective is not achievable.</p> | Mitigation: development should ensure re-use of existing building where possible. Any new development should ensure the adoption of sustainable construction and design practices and use of recycled aggregate. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | <p>The site is currently accessible from Bicester by means of National Cycle Route 51²²⁹ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. There are no AQMAs in the area.</p> <p>There is potential for good connectivity given the site's location and range of uses nearby. However, achievement of this objective will depend on implementation.</p> | Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and onsite renewable energy generation. |

²²⁸ DEFRA data set.

²²⁹ Sustrans data set.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

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|--|-----------|-----------|-----------|---|---|
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>There are no statutory designated sites on or immediately surrounding the site. A Local Wildlife Site (Gavray Drive Meadows) covers the north western corner of the site, and a further Local Wildlife Site (Meadows NW of Blackthorn Hill) is located immediately east of the site. The northern section of the site contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.²³⁰</p> <p>There are a variety of habitats identified within the site which lend themselves to providing suitable habitats for protected species, such as badger, great crested newts, peregrine falcon and water vole – thus the site's ecological value is Medium to Low.²³¹</p> <p>A large portion of the northern part of the site lies within the Ray Conservation Target Area (CTA)²³². CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit. Their aim is to restore biodiversity at a landscape-scale through the maintenance, restoration and creation of BAP priority habitats.</p> <p>Any development may result in a loss of Local Wildlife Sites and BAP priority habitats; therefore a significant negative impact is identified.</p> | <p>Mitigation: ensure protection and enhancement of key habitats and species both during the construction and operation of any new development.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment</p> | <p>-</p> | <p>-</p> | <p>-</p> | <p>Two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, are located in the western area of the site, associated with the site of Wretchwick medieval settlement.²³³</p> <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vales Landscape Type. At a local level, the Cherwell District</p> | <p>Mitigation: ensure that archaeological features are preserved and the setting of above ground heritage assets, such as the Scheduled Monuments, is safeguarded. Where possible, interpretation boards and public access could be provided.</p> <p>Green infrastructure links should be</p> |

²³⁰ TVERC data set

²³¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³² Oxfordshire County Council data set.

²³³ English Heritage data set.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

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| | | | | <p>Landscape Assessment identifies the site as being located within the Otmoor Lowlands character area.²³⁴</p> <p>The combined landscape sensitivity of the site has been assessed as medium and the combined visual sensitivity medium to low. There is a Medium to High capacity for residential and employment development as part of a mixed use development outside the area designated as a Scheduled Monument; however, any development considered should seek to preserve and enhance the designated site.²³⁵</p> | protected or enhanced. |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | <p>The site is currently accessible by means of National Cycle Route 51²³⁶ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. However, achievement of this objective will depend on implementation.</p> | Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians. |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. sustainable use of resources in construction).</p> | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the</p> | Enhancement: ensure sustainable waste management on the site, |

²³⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²³⁶ Sustrans data set.

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

| | | | | | |
|---|----|----|----|---|---|
| disposal, and achieve the sustainable management of waste | | | | application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | A substantial area of flood risk is located in the northern area of the site, as detailed above. This is associated with a small un-named watercourse flowing in a south westerly direction through the site. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district | ++ | ++ | ++ | The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled | ++ | ++ | ++ | The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities | Enhancement: Include good provision of services and facilities to reflect the community's needs . |

Bicester 12 - BI2 Extension and Intensification in BI227 & Area north of the A41, east of Bicester 12 (160 Hectares)

| | | | | | |
|---|---|---|---|---|---|
| workforce and support the long term competitiveness of the district | | | | in the area. Primary and secondary schools are likely to be constructed. | |
| 19. To encourage the development of buoyant, sustainable tourism sector | 0 | 0 | 0 | There is some potential to enhance the cultural heritage features associated with Wretchwick medieval village as well as the footpath network on site, which may promote the location for visitors. This could cumulatively enhance the attractiveness of Bicester for visitors (in combination with improvement of other attractions in the town). However, it is considered unlikely that development of the site would significantly enhance the tourism sector. A neutral effect is identified. | Enhancement: new development should seek to include visitor attractions, including cultural heritage. |

Site BI227 – only differs from site BI2 by omitting the heritage assets from within the site. Regardless of whether the site includes the medieval settlement within its boundary, both sites are likely to avoid the direct development of the Scheduled Monuments. Furthermore, both sites BI2 and BI227 would include development in close proximity to the medieval settlement, potentially influencing the Monuments’ setting. Therefore, depending on implementation, a minor negative impact on objective 11 is identified for both sites BI2 and BI227.

Site ‘Area north of the A41, east of Bicester 12’ – a potential employment site with similar effects to the majority of site BI2. However, this portion of the site lies completely within Zone 1, suggesting there is limited flood risk. Furthermore, as the most southern part of site BI2, this site is the furthest away from the scheduled monuments – thus this portion of the site BI2 is the least sensitive in landscape and visual terms. Consequently, it has the greatest capacity for residential and employment development as part of a larger mixed-use development anchored to the existing urban edge of Bicester.²³⁷

Overall, site ‘Area north of the A41, east of Bicester 12’ is less constrained than Site BI2 and BI227; however, its much smaller size would contribute less to SA objectives concerned with providing new housing, local services and facilities.

²³⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

BIC 5: Site BI212 including sites BI224, BI225, BI226)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site lies entirely within Flood Zone 1, with some localised areas in the east and south east of the site identified by EA mapping as being susceptible to surface water flooding. ²³⁸ | Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies to the south and west of the existing village of Caversfield, and on the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations. The site lies in Caversfield ward, which has an existing deficiency in children’s playspace, tennis courts and allotments. ²³⁹ The site has a moderate capacity to accept playing fields and informal recreation or woodland according to the LSCA 2014 ²⁴⁰ . There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall. | Enhancement: development should include recreational routes connecting the site to the existing footpath network to the north. |

²³⁸ Environment Agency data set

²³⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁴⁰ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The area has moderate to high capacity (LSCA 2014) for residential development provided development does not adversely affect the setting of the Conservation Area and stopped short of the corner at Home Farm to maintain a buffer around the hamlet of Caversfield. As the site provides an important buffer between the existing extent of Bicester and Caversfield to the north and development of the area would result in coalescence of the two settlements. The area therefore has a Medium to Low capacity for residential development.</p> <p>Provision of new housing and employment on the site, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site, with minor positive effects against this objective.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> <p>Enhancement: Consider the impact of development on this site on RAF Bicester.</p> |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The A4095 forms the southern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>However, the achievement of this objective will largely depend on implementation.</p> | <p>Enhancement: include requirement for provision of mixed tenure, affordable housing and sustainable transport measures to reduce need for travel.</p> |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The southern part of the site is located approximately 1.5 km north of Bicester town centre. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could</p> | <p>Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | S | M | L | | |
| | | | | potentially contribute positively to the achievement of this objective. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | There are two minor roads which cross the site and there is one farmhouse with associated buildings and four houses in the central northern part of the site. Otherwise, the site is not previously developed and is covered by Grade 3 (good to moderate) agricultural land, with an area of nonagricultural land in its north eastern corner. ²⁴¹ Although there may be some potential to re-use existing buildings, the site is primarily greenfield and this objective is unlikely to be achieved; | Mitigation: existing buildings should be re-used where possible. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | The southern part of the site is located approximately 2 km from Bicester town centre. The effects against this objective are dependent on implementation. | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | There are no designated sites on BIC 5. The nearest designated site is the proposed extension to Bicester Airfield Local Wildlife Site, approximately 700m east of the site. An area of BAP priority habitat (woodland) is located in the north east corner of the site, covering an area of approximately 1 ha adjacent to the minor road which forms the north-east site boundary. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise | Enhancement: ensure protection and enhancement of the area of BAP priority habitat on site. |

²⁴¹ DEFRA data set

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| | | | | development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | -- | -- | -- | <p>The site is located within Natural England National Character Area 107: Cotswolds. County Landscape Character: Wooded Estatelands. District Landscape Character: Oxfordshire Estate Farmlands.²⁴²</p> <p>The site is currently greenfield, occupied by flat horse pastures and two arable fields, with hedges only in the south-east triangle. Minor roads bisect the site, from the B4100 eastwards into Caversfield and from the A4095 northwards. There is one farmhouse with associated buildings and four houses in the central northern part of the site. A public footpath runs along the northern site boundary.²⁴³</p> <p>The LSCA (2014) indicated that the landscape sensitivity of the site has been judged to be moderate as it forms part of the setting of the RAF Bicester Conservation Area and divides the hamlet of Caversfield from the modern housing estate west of Fringford Road. It also indicates the site has Medium to High capacity to accept residential development in the south of the site, provided this did not adversely affect the setting of the RAF Bicester Conservation Area to the east and of the listed buildings at Home Farm and at Caversfield House, as the site provides an important buffer between the existing extent of Bicester and Caversfield to the north and development of the area would result in coalescence of the two settlements. The area therefore has a Medium to Low capacity for residential development. The northern portion of the site is considered to have low capacity to accept development. The assessment concluded</p> | Mitigation: Ensure development is limited to the areas identified as having capacity to accept new development. |

²⁴² WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁴³ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>that there was a medium to low capacity for employment development. It also assessed the site as having medium capacity for informal recreation and woodland.²⁴⁴</p> <p>Views of the site are limited by dense planting on the boundary of Caversfield House and along Fringford Road, and there are good hedges around the other boundaries and along the edge of Bicester.</p> <p>The site does not contain any features of cultural heritage value but lies adjacent to the RAF Bicester conservation area and areas of archaeological constraint.</p> <p>Development of this site would result in the coalescence of Caversfield, the former DLO Caversfield site and the proposed Northwest Bicester Eco-town. This together with the potential impact on the conservation area and listed buildings leads to a significant negative impact.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | <p>The site is located approximately 1.5 km north of Bicester town centre and a relatively short distance from existing schools, supermarkets and employment areas. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. However, achievement of this objective will depend on implementation.</p> | Mitigation: ensure provision of sustainable transport measures |
| 13. To reduce the global, social and | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and</p> | Enhancement: promote the use of locally sourced and recycled |

²⁴⁴ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| environmental impact of consumption of resource by using sustainably produced and local products. | | | | policies ESD1-5). | construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses located on the site no substantial areas of flood risk, as detailed above; the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to restrict surface water run-off to greenfield rates. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. The achievement of this objective, however, would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of | + | + | + | The site is large enough to accommodate some commercial and employment land, new community facilities and local | Enhancement: Include good provision of services and facilities to reflect the |

BIC 5: Site BI212 including sites BI224, BI225, BI226 (38 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| employment so everyone can benefit from the economic growth of the district. | | | | <p>services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | community's needs. |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | Enhancement: Include good provision of services and facilities to reflect the community's needs. |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. | |

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

BIC 7: Dymock’s Farm (CV001)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to contribute a significant number of homes, which will make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located in EA Flood Zone 1; however, EA mapping also indicates some localised areas susceptible to surface water flooding (intermediate level). | Enhancement: New development should incorporate sustainable drainage, in order to reduce the areas susceptible to surface water flooding. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within Caversfield ward, which has an existing deficiency in children’s playspace, tennis courts and allotments.²⁴⁵</p> <p>The LSCA (2014) indicated that the site has a medium capacity to accept formal recreation and a high capacity to accept informal recreation or woodland. A footpath follows the northern boundary of the site.²⁴⁶</p> <p>Formal and informal recreation on this site is likely to serve localised needs in Caversfield rather than the strategic needs of the objective.</p> <p>However, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | Enhancement: new development should include adequate provision of greenspace. |

²⁴⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁴⁶ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock's Farm (CV001) (approximately 50 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | + | + | + | The 2014 LSCA indicates the site has high capacity to accept built development meaning that residential and employment uses could contribute to reducing poverty and social exclusion. The site is poorly related to Bicester and development there is likely to positively serve localised needs at Caversfield. ²⁴⁷ | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. Enhancement: Consider constraints on RAF Bicester if site were developed. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, the development of this site may result in increased traffic and noise. In addition, the proximity to the railway may result in noise impact. New development may be able to provide some facilities to enhance existing provision. However, it would be poorly related to Bicester due to the distance from the nearest settlement and its services and would not result on integration of development but an extension to a Category C village with limited services and facilities to accommodate a strategic site allocation. Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation. | Mitigation: Promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | -- | -- | -- | The site is located to the north of Caversfield which is a category C village with limited services and facilities to accommodate a strategic site allocation. | Mitigation: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well- |

²⁴⁷ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | S | M | L | | |
| | | | | | being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is currently greenfield and is located on Grade 3 (good to moderate) agricultural land, with a strip of non-agricultural land along the southern boundary. Therefore, this objective is not achievable. | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | The site is located to the north of Caversfield village and approximately 2 km from the northern edge of Bicester. The effects against this objective are dependent on implementation. | Mitigation: ensure generation of energy from on-site renewable energy technologies |
| 10. To conserve and enhance and create resources for the district’s biodiversity | + | + | + | The site does not impact on any designated habitats or sites and there are no records of species presence within the site. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified. | |
| 11. To protect, enhance and make accessible for enjoyment, the | ? | ? | ? | The site is located within Natural England National Character Area 108: Upper Thames Clay Vales County Landscape Character: Wooded Estatelands District Landscape Character: Oxfordshire Estate Farmlands. ²⁴⁸ | Enhancement: A full landscape and visual impact assessment, as well as a cultural heritage assessment, should be undertaken as part of any future development of the site. |

²⁴⁸ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| district’s countryside and historic environment. | | | | <p>The site comprises a mixture of arable and pasture land divided by managed hedges and some trees. A former timber yard is located in the south east of the site. The western boundary of the site is formed by Fringford Road, the A421 forms the eastern boundary of the site, to the north lies open countryside and Fringford Lodge and to the south lies residential development in Caversfield. Dense hedgerows and mature trees line some of the site boundaries.²⁴⁹</p> <p>The LSCA 2014 assessed the site as having low landscape sensitivity. Brashfield House, a listed building is located to the south of the site and the site lies close to the RAF Bicester conservation area boundary. The site is assessed as having high capacity for development, informal recreation use and woodland.²⁵⁰</p> <p>While the site has a low landscape sensitivity and limited heritage significance, there is little opportunity to improve the landscape character; therefore, until more detail is known about the proposed development the overall effects against this objective are uncertain.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | ? | ? | ? | The site is located to the north of Caversfield village and approximately 2 km from the northern edge of Bicester. The effects against this objective are dependent on implementation. | |
| 13. To reduce the global, social and environmental impact | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote |

²⁴⁹ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 7: Dymock's Farm (CV001) (approximately 50 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | S | M | L | | |
| of consumption of resource by using sustainably produced and local products. | | | | | energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no watercourses on the site, and no substantial areas of flood risk, as detailed above; the achievement of this objective would depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | The site is 50ha and there are other means besides CHP to contribute towards energy generation. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. However, overall the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of | ++ | ++ | ++ | The site is large scale and therefore would be able to accommodate commercial and employment land, new | Enhancement: Include good provision of services and facilities to |

BIC 7: Dymock’s Farm (CV001) (approximately 50 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| employment so everyone can benefit from the economic growth of the district. | | | | community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. Perimeter and other major access roads as well as distributor roads would need to be constructed ensuring that the site’s new mixed uses will be integrated and well connected to existing residential, retail and employment areas. | reflect the community’s needs. |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | The site is large scale and therefore would be able to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be required. | Enhancement: Include good provision of services and facilities to reflect the community’s needs. |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, the achievement of this objective will depend on implementation of any development. | Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

BIC 10: Land East of Chesterton (56.57 hectares)

BIC 10: Land East of Chesterton

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within EA Flood Zone 1 and there are no surface water features on the site. There are two small areas in the south east and central eastern areas of the site identified by EA mapping as being susceptible to surface water flooding. ²⁵¹ | Enhancement: ensure provision of SUDS in new development. Development must be subject to a Flood Risk Assessment. |

²⁵¹ Environment Agency dataset.

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | + | + | + | <p>The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision²⁵².</p> <p>The LSCA indicated that the site has some capacity to accept playing fields as these could be set within a strong landscape framework. The site would be best suited to informal recreation, woodland or parkland which would extend the character of Bignell Park, to the north.</p> <p>There are two public footpaths crossing the site, one in the northern part of the site and one in the southern part. National Cycle Route 51 passes within 300m of the southern site boundary.</p> <p>The site would provide good opportunity to extend existing greenspace.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | <p>Enhancement: ensure that development takes account of the site’s landscape setting, enhancing the existing network of footpaths and open space.</p> <p>Propose amending score for Bicester 10 to ?, replacing final sentence with 'However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation</p> |
| <p>4. To reduce poverty and social exclusion.</p> | + | + | + | <p>The site has medium capacity to accept development, meaning that some residential and employment uses could contribute to reducing poverty and social exclusion., with minor positive effects against this objective..</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| <p>5. To reduce crime and disorder and the fear of crime.</p> | ? | ? | ? | <p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| <p>6. To create and sustain vibrant communities and</p> | ? | ? | ? | <p>The site is located to the north and east of the existing village of Chesterton. A minor road forms the eastern site boundary; the A4095 forms the north western site</p> | <p>Enhancement: include requirement for provision of mixed tenure, affordable housing, sustainable</p> |

²⁵² Cherwell District Council (July 2008) Green Spaces Strategy Background Document

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| engage cultural activity across all sections of the Cherwell community | | | | <p>boundary; and the A41 forms the southern site boundary. The western site boundary is formed by Gagle Brook and a minor road. There are unlikely to be significant noise sources surrounding the site and new development would not be a significant noise source.</p> <p>There may be opportunities to develop new cultural facilities, associated with Bignell Park to the north and the Gagle Brook. However, the achievement of this objective will depend on implementation.</p> | transport measures and new cultural facilities. |
| 7. To improve accessibility to all services and facilities. | ? | ? | ? | <p>The site is located in close proximity to existing services and facilities, within the SW Bicester Phase 1 development to the north, and any new development on the site would improve accessibility to local facilities.</p> <p>However, the site is located approximately 2-2.5 km from Bicester town centre, and new development should ensure good provision of new services and facilities.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is not previously developed. The eastern part of the site is Grade 4 (poor) agricultural land and the western part is grade 3 (good to moderate). Therefore, this objective is not achievable. | Mitigation: Existing buildings should be re-used where possible. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | The site is located approximately 2 km of Bicester town centre. There is currently no designated Air Quality Management Area in Bicester. The site is currently accessible by means of National Cycle Route 51 and via footpaths from the north and south. A minor road forms the eastern site boundary; the A4095 forms the north western | Enhancement: ensure sustainable transport measures are implemented, including links from the SW Bicester Phase 1 development to the north. Promote energy efficiency and on-site renewable energy generation |

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | | | | <p>site boundary; and the A41 forms the southern site boundary. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel. Therefore, a minor positive impact is identified.</p> | |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | - | - | - | <p>There are no designated sites on the site. However, Bignell Park, immediately west of the site, is designated as an Ecologically Important Landscape area. The Gagle Brook is located within 50 m of the south-western boundary of the site.</p> <p>There is a record of a Protected and Notable species ²⁵³.</p> <p>The site is not previously developed, therefore any development would have the potential to impact biodiversity.</p> <p>A minor negative impact is identified due to site being adjacent to an Ecologically Important Landscape area and the need for further investigation to determine whether development may be limited by the presence of protected species.</p> | <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | - | - | - | <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. County Landscape Character: Clay Vale and Wooded Estatelands. District Landscape Character: Otmoor Lowlands²⁵⁴.</p> <p>The site contains mainly arable land and is well contained within successive hedgerows and there are few long views of it. Two public footpaths cross the site. The LSCA 2014 assessed the site as having medium landscape sensitivity, medium to low capacity to accommodate residential</p> | <p>Mitigation: A full archaeological survey, as well as a visual impact assessment should be undertaken as part of any future development of the site.</p> |

²⁵³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁵⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | | | | development and low capacity to accommodate employment development. ²⁵⁵ The site abuts the Chesterton conservation area ²⁵⁶ . The site could therefore also affect protect the setting of Chesterton village and Conservation Area, which is located immediately south west. A minor negative impact is recorded. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | The site is located approximately 2 km from Bicester town centre and is accessible from Bicester by means of National Cycle Route 51 and via footpaths from the north and south. A minor road forms the eastern site boundary; the A4095 forms the north western site boundary; and the A41 forms the southern site boundary. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas. Overall, the site could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport with minor positive effects against this objective. | Enhancement: ensure sustainable transport measures are implemented, including links from the SW Bicester Phase 1 development to the north. |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |

²⁵⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁵⁶ English Heritage dataset

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | | | | Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses located on the site and no substantial areas of flood risk, as detailed above. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>The site is of a suitable size to provide at least some area of relatively high density. It is relatively close to a number of complementary heatloads' that could make CHP/District heating viable, including the leisure centre, hospital and the facilities proposed as part of the SW Bicester Phase 1 development. However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic | ++ | ++ | ++ | The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a | Enhancement: Include good provision of services and facilities to reflect the community's needs. |

BIC 10: Land East of Chesterton (56.57 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|--|
| growth of the district. | | | | <p>significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, it adjoins Bignell Park, and there is some potential to enhance the footpath network, which may promote the location for visitors.</p> | |

BIC 11: Bignell Park (approximately 60 hectares)

BIC 11: Bignell Park

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | The majority of the site is located in EA Flood Zone 1; however, the Gagle Brook flows through the site from west to east and land either side of it lies in Flood Zones 2 and 3 ²⁵⁷ . The Gagle Brook has been dammed in places to form several small lakes. ²⁵⁸ | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment. |

²⁵⁷ Environment Agency dataset.

²⁵⁸ Halcrow (2010) Landscape Sensitivity and Capacity Report (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within the Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision²⁵⁹.</p> <p>The site has a low capacity to accept playing fields and woodland as these would lead to a loss of character and value. However, it has high capacity for informal recreation, although there is currently no public access (LSCA 2010).</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | Enhancement: development should include recreational routes connecting the site to the existing footpath network. |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The site has low capacity to accept development without loss of character and value (LSCA 2010). There are no direct impacts on this objective.</p> <p>The capacity of the site is subject to adequate location of development and mitigation. However, the effect of the site against this objective depends on implementation.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is privately owned and not accessible to the public; therefore, it is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline. | Enhancement: development should ensure high quality design that will assist in reducing crime and fear of crime. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell | ? | ? | ? | The site is located to the north of the village of Chesterton. The park is bounded by the A4095 on the south and east, the B4030 on the north and by agricultural land to the west. Significant noise sources surrounding the site are unlikely and new development would not be a significant noise source. | |

²⁵⁹ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| community | | | | There may be opportunities to develop new cultural facilities, associated with the existing parkland and the Gagle Brook. | |
| 7. To improve accessibility to all services and facilities. | - | - | - | The site is located in close proximity to existing services and facilities, within Chesterton; however, it is located relatively distant (approximately 2.5 km) from Bicester town centre and from existing employment areas. | Mitigation: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | The site is mostly not previously developed and comprises in its majority non agricultural land. A strip of land alongside the east and north boundaries comprises Grade 3 (good to moderate) agricultural land. A part of the original Bignell House survives and there are also about 20 other houses on the site, mainly on the edge of Chesterton. Although there may be some opportunity to re-use existing buildings belonging to Bignell House the site is primarily greenfield land. | Mitigation: Existing buildings should be re-used where possible. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | - | - | - | The site is located approximately 2.5 km from Bicester town centre. The site is bounded by the A4095 to the south and east and the B4030 to the north. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas and from services and facilities within Bicester. There is no AQMA in the area; however, the site is currently undeveloped and any development of the site would result in increased traffic emissions. | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | -- | -- | -- | The site consists of land designated as Ecologically Important Landscape, primarily for its bat habitat. Gagle Brook runs through the site from the north-west to the south-east. Approximately half a kilometre north-west of the site is a record of badger presence, and there are two | Mitigation: Ecological surveys should be provided as part of any proposal for development, and biodiversity protection and enhancement |

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | | | | <p>records of grass snake presence less than 100m to the east and within approximately 250-300m to the south east and the north²⁶⁰.</p> <p>The site is judged to be of high value for its historical and ecological value²⁶¹. Therefore, a major negative effect is identified.</p> | <p>measures defined as appropriate.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | -- | -- | -- | <p>The site is located within Natural England National Character Area 107: Cotswolds County Landscape Character: Wooded Estatelands District Landscape Character: Oxfordshire Estate Farmlands.</p> <p>Bignell Park is a good example of a designed landscape in good condition and is therefore judged to be of high sensitivity. However, due to its almost complete enclosure, Bignell Park is of low visual sensitivity. The Bignall Chapel and deserted medieval village are both possibly sites with a moderate value, being significant archaeological remains, albeit undesignated ones²⁶².</p> <p>The Chesterton Conservation Area adjoins the south west boundary of the site²⁶³.</p> <p>The LSCA 2010 assessed the site as having low capacity for development, formal recreation use or woodland due to the impact this would have on the character and value of the site, but considered it suitable for informal recreation use.</p> <p>The site is assessed as a minor negative due to its vale as parkland landscape.</p> | <p>Mitigation: a full landscape and visual impact assessment should be provided as part of any proposed for development.</p> |
| <p>12. To reduce road congestion and</p> | - | - | - | <p>The park is bounded by the A4095 on the south and east, the B4030 on the north and agricultural land a short</p> | <p>Enhancement: ensure sustainable transport measures are implemented</p> |

²⁶⁰ Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶¹ Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶² Halcrow (2010) Cherwell Landscape Sensitivity and Capacity Assessment (Note Bignell Park was not included in the 2013 and 2014 WYG LSCA Reports.)

²⁶³ English Heritage dataset

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | | | | <p>distance from the M40 to the west. It is relatively close to an existing school (in Chesterton) and existing shopping facilities; however, it is relatively distant from existing employment areas.</p> <p>Development would increase traffic in the area; therefore sustainable transport measures should be included in any new development.</p> | as part of any new development. |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation. | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | Gagle Brook flows through the site from west to east; therefore, there is potential for adverse impact on water quality from any new development. The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Mitigation: a full drainage impact assessment as well as SUDS design should be undertaken as part of any future development, to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the | ? | ? | ? | The site is considered to have low potential for Combined Heat and Power/District Heating systems and, along with | Enhancement: a renewable energy feasibility study should be undertaken |

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|--|
| proportion of energy generated from renewable sources in the district | | | | <p>other major development sites in Bicester, low potential for large scale renewable energy sources, although small scale renewable energy technologies, including solar hot water and PV, could be relevant.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective, however, would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | as part of any future development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |

BIC 11: Bignell Park (approximately 60 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, this would depend on implementation. | Enhancement: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

BI31 – Land North of Gavray Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site has capacity to contribute a moderate number of homes to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | There is a watercourse flowing through the centre of the site, and land either side of the watercourse lies within EA Flood Zones 2 and 3. ²⁶⁴ The uFMfSW maps illustrate that a small area of the site is at a high risk of flooding and this area is surrounded by a further area at low risk of flooding. ²⁶⁵ | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies within Bicester South ward. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace. ²⁶⁶ The site is currently undeveloped, with a railway line forming the northern and western site boundaries, with an industrial estate further north, and two areas of existing housing development located to the south. The A4421 forms the eastern site boundary, with open ground beyond. In the north, there is a medium capacity for formal recreation. The flat topography would require limited | Enhancement: any development of this site should ensure adequate provision of greenspace/ and links to the cycle and footpath network |

²⁶⁴ Environment Agency data set

²⁶⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

²⁶⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | | | | <p>grading works and the area is easily accessible from nearby residential areas.²⁶⁷</p> <p>There is a public footpath crossing the western part of the site, and National Cycle Route 51 is located on the southern site boundary. The existing footpaths in the south of the area could be developed and enhanced to ensure the protection of the ecological value within the site and therefore a Medium capacity for informal recreation exists.²⁶⁸</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>There is some capacity for residential, employment and recreational development on different parts of the site.²⁶⁹ Provision of new housing or employment on the site would have the potential to reduce poverty and social exclusion.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is located within an existing urban area, although it is undeveloped; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built environment.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell | ? | ? | ? | <p>Development on the site would increase the need for more local facilities and services accommodating cultural activities and acting as local centres. However, Gavray Drive forms the southern boundary of the site and A4421 forms the eastern boundary. The north and west boundaries of the site are formed by railway lines. These could represent significant noise sources.</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts.</p> |

²⁶⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁶⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁶⁹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| community | | | | Overall, the effects of development against this objective are uncertain until more is known and will depend on implementation. | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies approximately 700 m east of Bicester town centre and close to existing employment areas (industrial estate), residential development and services and facilities in the eastern area of the town. It is located approximately 800 m north east of Bicester train station.</p> <p>In addition, some facilities and services are likely to be provided within the boundary of the new development.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | - | - | - | <p>The site is undeveloped and comprises Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land and would not have the potential for re-use of buildings. However, it is located within an urban area and therefore a minor negative impact is identified.</p> | Enhancement: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ++ | ++ | ++ | <p>The site is located in close proximity to existing, residential, employment, services and facilities in the eastern part of town. The site has good permeability with the surrounding area, by road and footpath. Therefore, there would be high potential to promote sustainable transport from the site.</p> <p>There are no known air quality issues in the area.</p> | Enhancement: development should promote sustainable transport and manage potential adverse impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the | -- | -- | -- | A Local Wildlife Site (Gavray Drive Meadows) covers much of the central and eastern area of the site. Presence of Great Crested Newt has been recorded on the north east | Mitigation: ensure protection and enhancement of key habitats and species both during the construction |

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| district's biodiversity | + | + | + | <p>corner of the site. In addition, most of the site lies within the Ray Conservation Target Area (CTA).²⁷⁰ CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit.</p> <p>Areas of BAP Priority Habitat are located in the western and southern areas of the site. The varying complexity of natural factors results in a Medium to Low sensitivity to the site.²⁷¹</p> <p>There may be potential for ecological enhancement measures associated with the watercourse located in the centre of the site.</p> <p>Any development may result in a loss of the Local Wildlife Site and BAP priority habitats; therefore a significant negative impact is identified.</p> | and operation of any new development. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | | | | <p>Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the site lies within an urban area, which is not covered by the OWLS study. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.²⁷²</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a Medium capacity for residential development in the north of the area but a low capacity in south due to the ecological value; the delineating boundary on site of the two areas is the watercourse passing through the site. There is a Medium to Low capacity for employment development. The north west of the site could potentially accommodate some employment development if sensitivity designed.²⁷³</p> | <p>Enhancement: Ensure development is limited to the areas identified as having low sensitivity to development and ensure high quality built development.</p> <p>Green infrastructure links should be protected and enhanced.</p> |

²⁷⁰ Oxfordshire County Council data set

²⁷¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | | | | <p>A public footpath crosses the site.</p> <p>No cultural heritage assets are located within or adjacent to the site. An NMR Monument is located approximately 150 m west of the site on the opposite side of the rail lines. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ++ | ++ | ++ | <p>The site is located close to existing employment areas and sustainable transport measures could be encouraged, designed to reduce car use. The site has good permeability through existing residential areas (to the town centre). The site's location and range of uses in the area could potentially help reduce the distance to travel to work and enable sustainable transport modes such as walking, cycling and public transport.</p> | <p>Enhancement: development should promote sustainable transport measures and enhancement of the pedestrian and cycle network.</p> |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>The achievement of this objective will depend on implementation of any development on the site.</p> |
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water</p> | ? | ? | ? | <p>There is one watercourse on site, running through the centre of the site from the south to the north, as detailed above.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| resources management | | | | <p>that which is likely on greenfield sites, putting the existing watercourse at risk.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding, but this would be dependent on implementation (e.g. the application of national policy and policies ESD1-5).</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. However, as the site is relatively close to the town centre, high densities may be expected and there is proximity of complementary heatloads.</p> <p>The achievement of this objective is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: a full renewable energy feasibility study should be completed in respect of any new development. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the | + | + | + | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs |

BI31 – Land North of Gavray Drive (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| district. | | | | | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development. | |

New: BI230 - Land north of Caversfield House

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | A medium-sized watercourse which is within EA Flood Zones 2 and 3 flows through the centre of the site. However, the area of flood risk represents less than 10% of the total area of the site. | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies to the north of the existing village of Caversfield, and just north of the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations. The site is also within 450m of Thompson Drive Recreation Ground, and there is a Public Right of Way which runs through the site.</p> <p>The site lies in Caversfield ward, which has an existing deficiency in children’s playspace, tennis courts and allotments²⁷⁴. There is a Medium to Low potential for formal recreational development as any recreational development would need to maintain the existing physical and visual separation between Bicester and Caversfield. The capacity of informal recreation is Medium to High. This could be through the introduction of an improved public footpath within the area that already appears to be reasonably well</p> | Enhancement: development should include recreational routes connecting the site to the existing footpath network that runs within the site. |

BI230 - Land north of Caversfield House (29 Hectares)

| | | | | | |
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| | | | | used. ²⁷⁵ Therefore, there is the potential to improve health and well-being of the population; therefore, a minor positive impact is identified. | |
| 4. To reduce poverty and social exclusion. | + | + | + | The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The western boundary of the site is bordered by the B4100, and the eastern boundary of the site is bordered by Fringford Road. These routes may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals. | Mitigation: Promote sustainable design to manage potential noise and traffic impacts. |
| 7. To improve accessibility to all services and facilities. | + | + | + | The southern part of the site is located approximately 2.4 km north of Bicester town centre. Development of the site would improve its accessibility to existing services and facilities but should also ensure good provision of new services and facilities, including local centres, schools, sports facilities, formal and informal open spaces and play areas. Therefore, the site could potentially contribute | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

²⁷⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

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|---|-----|-----|-----|---|--|
| | | | | positively to the achievement of this objective. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | --- | --- | --- | The site is largely undeveloped greenfield land. This objective is unlikely to be achieved. | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | The southern part of the site is located approximately 2.4 km from Bicester town centre. Therefore, it is relatively distant from existing services and facilities and would be unlikely to promote sustainable transport patterns. However, the potential for good connectivity will depend on implementation. | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | There are no designated sites on BI230. The nearest designated site is Stratton Audley Quarry Local Wildlife Site, approximately 1 km east of the site. The site has medium sized fields defined by mature hedgerow boundaries and a water course that passes through the site. The sensitivity of natural factors of the site to development is medium. ²⁷⁶ An area of BAP priority habitat (woodland) is located in the north west corner of the site. The site is greenfield; therefore any development on the site would have a negative impact on biodiversity. However, due to the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified. | Enhancement: ensure protection and enhancement of the area of BAP priority habitat on site. |

²⁷⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

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| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Wooded Estatelands landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Oxfordshire Estate Farmlands landscape character area.²⁷⁷</p> <p>The landscape sensitivity has been assessed as medium-high and the visual sensitivity has been assessed as medium. Although there is a Medium to High capacity for residential development given the relative enclosure of the land, the site provides an important buffer between the existing and planned edge of Bicester and Caversfield. The retention of this area is important in preventing coalescence between the two areas and therefore a Medium to Low capacity exists. The site has a Medium to Low capacity for employment development as this type of development would be out of keeping with the surrounding area and potentially impact upon the setting of Caversfield House.²⁷⁸</p> <p>The site does not contain any features of cultural heritage value but the south east boundary is within 400m of the RAF Bicester conservation area and areas of archaeological constraint.</p> <p>A public right of way runs through the site into the surrounding countryside. The site is assessed as minor positive.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p> |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site is located approximately 2.4 km north of Bicester town centre and relatively distant from existing schools, supermarkets and employment areas.</p> | <p>Mitigation: ensure provision of sustainable transport measures</p> |

²⁷⁷ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

²⁷⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI230 - Land north of Caversfield House (29 Hectares)

| | | | | | |
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| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>The achievement of this objective will depend on implementation (e.g. sustainable use of resources in construction).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).. However, the site is not previously developed; therefore development on the site is likely to increase waste generation.</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | <p>-</p> | <p>-</p> | <p>-</p> | <p>A medium-sized watercourse which is within EA Flood Zones 2 and 3 flows, as noted above. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It</p> | <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> |

BI230 - Land north of Caversfield House (29 Hectares)

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| | | | | is also dependent on the implementation of national policy and policies ESD1-5. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | The site is large enough to accommodate some commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a number of jobs in the short to medium term. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development. | |

New: BI48- Land at Oxford Road

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site would make a contribution to the objectively assessed need. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | Only the southern boundary of the site is within Flood Zones 2 and 3, the rest of the site is within Flood Zone 1. A small watercourse is located along the length of the southern boundary, within Flood Zones 2 and 3. However, the area of flood risk represents less than 5% of the total area of the site. | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies close to the centre of Bicester, approximately 200m to the south. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace²⁷⁹.</p> <p>The site is currently greenfield land, including sport pitches, and public rights of way along the eastern and northern boundaries. Development of the site for housing is likely to result in a net loss of some of these open spaces, or in their relocation within the site.</p> <p>If the majority of the existing open spaces are retained and improved there is potential to improve the health and well-being of the population and the redevelopment of the site</p> | <p>Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace, and should include recreational routes connecting the site to the existing footpath network that runs adjacent to it.</p> <p>Propose changing ? scores for, CH15, BI19 and AM013 to + deleting ref to implementation and adding the following text: 'There is the potential to improve health and well-being of</p> |

²⁷⁹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI48- Land at Oxford Road (4 Hectares)

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| | | | | for housing may result in a minor positive effect against this objective. | the population through the development of the site, resulting in a minor positive effect against this objective overall'. Should justify score more for BI19. |
| 4. To reduce poverty and social exclusion. | + | + | + | The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District. Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is not previously developed; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The western boundary of the site is bordered by Oxford Road which runs south towards the A41, which is approximately 150m to the south of the site. The south of the site is also adjacent to Bicester Village. These routes and facilities may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals. | Mitigation: Promote sustainable design to manage potential noise and traffic impacts. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | The northern part of the site is within 250m of Bicester town centre, and the southern boundary of the site is adjacent to Bicester Village. Development of the site would further improve its accessibility to existing services and facilities. The site is in close proximity to existing commercial and employment development, and is within 600m of Bicester Town train station. Public rights of way also run along the eastern and northern boundaries, and National Cycle Route 51 runs along the south eastern corner of the site. The site | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

BI48- Land at Oxford Road (4 Hectares)

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| | | | | <p>is therefore in a highly accessible location. Redevelopment should help improve connectivity within the town centre, enhance the site and provide a range of new facilities and services.</p> <p>A major positive is identified.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | -- | -- | -- | <p>The site is largely undeveloped greenfield land, including sport pitches, and public rights of way along the eastern and northern boundaries.</p> <p>This objective is unlikely to be achieved.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ++ | ++ | ++ | <p>Development of the site would promote walking and cycling and reduce the need to travel, as the site is located within 250m of Bicester town centre and the southern boundary of the site is adjacent to Bicester Village. The site is also close to many other existing commercial and employment development, and is within 500m of Bicester North train station. The site also includes existing sport pitches, and is adjacent to other areas of open space and playing fields. The site is therefore in a highly accessible location.</p> <p>There is potential for good connectivity given the site's location and range of uses nearby, which would limit the need to travel. Therefore, a major positive effect is identified.</p> | <p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p> |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | + | + | + | <p>There are no designated sites on BI48. The nearest designated site is Bicester Wetland Reserve Local Wildlife Site, approximately 900m south of the site. There are also no BAP priority habitats within or adjacent to the site.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although no important habitats are located on the site. However, due to</p> | <p>Mitigation: Ecological surveys should be provided as part of any proposal for development.</p> |

BI48- Land at Oxford Road (4 Hectares)

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| | | | | the lack of ecological features within the site there is a low value for natural factors and the development of this site would help minimise development of greenfield sites on areas of biodiversity sensitivity. A minor positive is identified. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vale Landscape Type, and is just within the urban fringe of Bicester.</p> <p>The site is located within 250m of Bicester town centre and the southern boundary of the site is adjacent to Bicester Village. The northern area of the site is adjacent to developed land, including residential, commercial and local services (e.g. Hospital). The surrounding land uses would suggest that development of the site for residential or employment development could be accommodated with limited effect upon the surrounding area.</p> <p>Public rights of way run along the eastern and northern boundaries of the site, and National Cycle Route 51 runs along the south eastern corner of the site.</p> <p>The site does not contain any features of cultural heritage value. However, the site is adjacent to Bicester Conservation Area and the north east corner of the site is within 150m of two Listed Buildings (Grade I and Grade II*). However, while there is still potential for the development of the site to have effects on townscape and built environment, there is limited risk of adversely affecting the setting of heritage assets.</p> <p>In light of the development being accommodated with limited effect upon the surround area, a minor positive effect is identified.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p> |
| 12. To reduce road congestion and pollution levels by improving travel | ++ | ++ | ++ | The western boundary of the site is bordered by Oxford Road which runs south towards the A41, which is approximately 150m to the south of the site. It is likely that traffic generated would be accommodated by the local road | Enhancement: development should promote sustainable design and sustainable transport measures |

BI48- Land at Oxford Road (4 Hectares)

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| <p>choice, and reducing the need for travel by car/ lorry</p> | | | | <p>network. The site is located close to existing commercial and employment development in the centre of the town and to the south of the site. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Since the eastern boundary of the site is within 500m of Bicester town centre and public rights of way run along the eastern and northern boundaries, and National Cycle Route 51 runs along the south eastern corner of the site, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>Therefore a significant positive effect against this objective is identified.</p> | |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | 0 | 0 | 0 | <p>There is limited potential of flood risk on the site. The scale of development on the site is unlikely to increase the level of water pollution within the site. Therefore a negligible effect is identified.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |

BI48- Land at Oxford Road (4 Hectares)

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

New: BI19 - Bessemer Close/Launton Road

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | The site would make a contribution to the objectively assessed need. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site. Therefore, the development of the site is likely to have a negligible effect against this objective. | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site lies close to the centre of Bicester. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁸⁰ . The site is currently developed, with a railway line forming the northern site boundary, with an industrial estate further north, and existing housing development located to the south and west. Launton Road forms the eastern boundary. The site is within 200m of public rights of way and leisure facilities. Therefore, the site has capacity for connecting to and improving recreation and health via existing and new facilities. | Enhancement: development should include recreational routes connecting the site to the existing footpath network. Propose changing ? scores for, CH15, and AM013 to + deleting ref to implementation and adding the following text: 'There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall'. Should justify score more for BI19. |

²⁸⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

BI19 - Bessemer Close/Launton Road (3 Hectares)

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|---|----|----|----|--|---|
| | | | | There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall. | focussing commentary on the capacity for connecting to and improving recreation and health through new facilities |
| 4. To reduce poverty and social exclusion. | + | + | + | The site sits within an area of the District that has a low level of deprivation. However, as the site is currently developed, the provision of new mixed used development (housing or employment) may have the potential to reduce poverty and social exclusion. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is located within an existing urban area and is developed; although the regeneration of this site would be likely to reduce fear of crime. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The northern boundary of the site is bordered by a railway line which travels to Bicester North train station, and the eastern boundary of the site is adjacent to Launton Road. These routes may generate noise for residents. However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals. | Mitigation: Promote sustainable design to manage potential noise and traffic impacts. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The southern part of the site is within 400m of Bicester town centre, and the northern and eastern boundaries of the site are within 100m of existing employment sites. Development of the site would further improve its accessibility to existing services and facilities.</p> <p>The site is in close proximity to existing commercial and employment development in the town centre, and is within 700m of both Bicester North and Bicester Town train stations. The site is also approximately 100m north of National Cycle Route 51. The site is therefore in a highly accessible location. Redevelopment should help improve</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |

BI19 - Bessemer Close/Launton Road (3 Hectares)

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|--|----|----|----|---|--|
| | | | | <p>connectivity within the town centre, enhance the site and provide a range of new facilities and services.</p> <p>A major positive is identified.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | ++ | ++ | ++ | <p>The site comprises developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to contribute to urban renewal.</p> | <p>Enhancement: development should encourage reuse of buildings, where appropriate and possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ++ | ++ | ++ | <p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located within 400m of Bicester town centre, within 500m of Bicester North train station, and within 100m of National Cycle Route 51.</p> <p>There is potential for good connectivity given the site's location and range uses nearby, which would limit the need to travel. Therefore, a major positive effect is identified.</p> | <p>Enhancement: development should promote sustainable transport, maximising the opportunities associated with the site's location. Manage potential impacts on air quality, via energy efficiency and renewable energy generation, in addition to sustainable transport.</p> |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | + | + | + | <p>There are no designated sites on BI19. The nearest designated site is Gavray Drive Meadows Local Wildlife Site, approximately 450 m east of the site.</p> <p>An area of BAP priority habitat (scrub) is adjacent to the north of the site.</p> <p>Development of this site would reduce the pressure of green field development and development on sites of greater landscape and visual sensitivity.</p> | <p>Enhancement: development to ensure that potential impacts on designated sites are identified and managed. Development should also promote biodiversity conservation/enhancement and habitat creation.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the</p> | + | + | + | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, the site lies within an urban area, as it is within the urban fringe of Bicester. The site is currently developed, with a railway</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |

BI19 - Bessemer Close/Launton Road (3 Hectares)

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| <p>district's countryside and historic environment.</p> | | | | <p>line forming the northern site boundary, with an industrial estate further north, and existing housing development located to the south and west. Launton Road forms the eastern boundary. The site is also within 200m of public rights of way and leisure facilities. The surrounding land uses would suggest that development of the site for residential or employment development could be accommodated with limited effect upon the surrounding area.</p> <p>The site does not contain any features of cultural heritage value. However, the southern boundary is approximately 300m away from Bicester Conservation Area, and approximately 120m from Garth Park which is a registered park and garden.</p> <p>In light of the development being accommodated with limited effect upon the surround area, a minor positive effect is identified.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | <p>++</p> | <p>++</p> | <p>++</p> | <p>Launton Road runs along the eastern boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre and of the town and to the north of the site. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> <p>Since the southern boundary of the site is within 400m of Bicester town centre and 100m of National Cycle Route 51, and the western boundary of the site is within 500m of Bicester North train station, it is anticipated that sustainable transport measures could be introduced, in order to reduce car use and improve travel choice.</p> <p>Therefore a significant positive effect against this objective is identified.</p> | <p>Enhancement: development should promote sustainable design and sustainable transport measures</p> |
| <p>13. To reduce the global, social and</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and</p> | <p>Enhancement: promote the use of locally sourced and recycled</p> |

BI19 - Bessemer Close/Launton Road (3 Hectares)

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|---|---|---|---|--|--|
| environmental impact of consumption of resource by using sustainably produced and local products. | | | | policies ESD1-5)). | construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The site is on previously developed; therefore development on the site may have the potential to re-use existing buildings and reduce waste generation and disposal. However, the achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no existing water courses or bodies on the site, and the site is located within flood zone 1. Furthermore the site is on previously developed land. Therefore the site is unlikely to affect the district's rivers . However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system. However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high | + | + | + | The site may be able to accommodate some commercial and | |

BI19 - Bessemer Close/Launton Road (3 Hectares)

| | | | | | |
|--|---|---|---|--|--|
| and stable levels of employment so everyone can benefit from the economic growth of the district. | | | | employment land or new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | The site may be able to accommodate commercial and employment land or new community facilities and local services, all of which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development. | |

New: CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | There is a watercourse in the north eastern part of this site, which is within an area of Flood Zone 3. Therefore, the development of the site is likely to have a minor negative effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site is approximately 2 km from Bicester town centre and is separated from the urban area of the town by the perimeter road at South West Bicester Phase 1 and by the A41. Therefore, residential development will not have easy access to existing facilities in Bicester. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁸¹ . There is a low capacity for formal recreation in isolation on the site as it would not complement the local landscape setting; however it could be accommodated as part of associated residential development. There is a medium capacity for informal recreation through the enhancement of | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace . |

²⁸¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | | | | <p>the existing footpath network, and potential for green infrastructure as part of wider development proposals²⁸².</p> <p>A public footpath runs through the western part of the site towards the wider countryside to the west.</p> <p>There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential development according to the Final Draft LSCA (July 2014). The study identifies low capacity for employment development.</p> <p>Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently mainly undeveloped. New development in the site would result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The site is located on the western edge of Bicester, within close proximity of existing residential development at Chesterton although physically separated from Chesterton village and the urban area of Bicester. The development of the site is likely to result in increased traffic and noise emissions, due to the reliance on the private car for transport, particularly as the site is adjacent to the A41. Its impact will depend on implementation.</p> | Mitigation: Promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | - | - | - | <p>The site lies approximately 2 km from Bicester town centre; however, the site is separate from the main urban area of</p> | Enhancement: Include good provision of services and facilities, to reflect |

²⁸² WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Addendum*

CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | | | | <p>Bicester. Therefore, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>Consequently, the site is likely to score a minor negative effect against this objective.</p> | <p>the community’s needs and support its health, social and cultural well-being, including public transport to improve integration and sustainable travel choice.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | - | - | - | <p>The majority of this site is currently not previously developed and the site is within Grade 4 agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land and would not have the potential for re-use of buildings; therefore, a minor negative impact is identified.</p> | <p>Mitigation: development should encourage reuse of buildings, where possible, and promote sustainable design to create an attractive, high quality environment.</p> |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | - | - | - | <p>The site is located approximately 2 km from Bicester town centre. Any development of the site would result in increased traffic emissions, due to the reliance on the private car for transport, particularly as the site is adjacent to the A41.</p> | <p>Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district’s biodiversity</p> | + | + | + | <p>There are no national or local designated sites located on the site, although there is an area of BAP Priority Habitats (lowland mixed deciduous woodland) adjacent to the northern boundary of the site.²⁸³</p> <p>The site is largely greenfield; therefore any development on the site would have a negative impact on biodiversity, although there are no important habitats within the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity.</p> <p>A minor positive impact is identified.</p> | <p>Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation.</p> |

²⁸³ TVERC data set

CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | - | - | - | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale and Wooded Estatelands landscape character types²⁸⁴.</p> <p>The site is assessed as having medium-high landscape sensitivity and medium-high visual sensitivity. A medium-high capacity for residential development is identified as the area is well contained in landscape and visual terms which would offer an extension to Chesterton without creating coalescence with Bicester. However, there is low capacity for employment development as this would have a detrimental effect upon the overall character and setting of Chesterton Conservation Area, as any development of this nature is anticipated to be highly visible²⁸⁵.</p> <p>The site is assessed as having medium potential for informal recreation, but low capacity for formal recreation in isolation on the site as it would not complement the local landscape setting. However, it could be accommodated as part of associated residential development. There is medium capacity for woodland.²⁸⁶</p> <p>Chesterton Conservation Area is adjacent to the northern boundary of the site.²⁸⁷</p> <p>A public right of way runs from the western edge of the site towards the wider countryside to the west.</p> <p>An overall minor negative impact is identified.</p> | <p>Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment.</p> <p>Public rights of way should be protected and enhanced.</p> |
| <p>12. To reduce road congestion and</p> | - | - | - | <p>The site lies approximately 2 km from Bicester town centre; however, the site is separate from the main urban area of</p> | <p>Enhancement: development should promote sustainable design and</p> |

²⁸⁴ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁸⁵ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁸⁶ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁸⁷ English Heritage data set.

CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | | | | <p>Bicester. Therefore, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>New residents entering the town are likely to increase traffic congestion and therefore localised air pollution with minor negative effects against this objective.</p> | implementation of sustainable transport measures |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There is a watercourse running across the north eastern part of the site. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

CH15 – Land at Lodge Farm (40.1 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | | | | also dependent on the implementation of national policy and policies ESD1-5. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>Community facilities and local services developed on the site to support residential development within the site will generate long term employment and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Distributor roads could be constructed ensuring that the site's new mixed uses will be integrated and connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>Community facilities and local services developed on the site to support residential development within the site will generate long term employment and training opportunities in the area.</p> <p>Overall, the site is likely to have a minor positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. | |

ST2 – Stratton Audley Quarry (39 hectares)

New: ST2 – Stratton Audley Quarry

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site will be used for residential or recreational uses. The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | Although there are some water bodies present on site, the entire site lies within Flood Zone 1. Therefore, the site is not expected to affect this objective. | Mitigation: SUDS measures should be implemented to prevent increase in surface water runoff and to reduce flood risk. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site is approximately 2.5 - 3 km north of Bicester, and is located within close proximity to the A4421 and the village of Caversfield located to the north of the northern edge of Bicester. Therefore, it will have good access to existing facilities in these locations: however, the site is physically separated from Bicester by the Airfield and from Caversfield by the A4421, and is also separate from the village of Stratton Audley. The site lies within Launton ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision ²⁸⁸ . Formal recreation would require large scale earthworks to restore the former extraction site to enable the location of recreational facilities. This would alter the character of the | Enhancement: development should include recreational routes connecting the site to the existing footpath network that runs within the site. |

²⁸⁸ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

ST2 – Stratton Audley Quarry (39 hectares)

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| | | | | <p>area and therefore a low capacity exists.²⁸⁹</p> <p>The site is located within 700m of Thompson Drive Recreation Ground, and has public rights of way within the northern area of the site and adjacent to the northern boundaries of the site. Therefore, the site has capacity for connecting to and improving recreation and health via existing and new facilities.</p> <p>Therefore, there is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The site is large enough to accommodate a mix of uses, including residential dwellings and local services and facilities which together will contribute to reducing poverty and social exclusion in the District.</p> <p>Therefore a minor positive effect is recognised against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site comprises an area of former quarrying with land that is being naturally regenerated with pioneer species.; therefore there may be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation.</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The site is not located within close proximity of any main roads, industrial areas, railways or facilities that are likely to generate significant impacts on this objective. . However, the achievement of this objective will largely depend on the land use proposed and the implementation of development proposals.</p> | |
| 7. To improve accessibility to all | --- | --- | --- | <p>The site is approximately 2.5 - 3 km north of Bicester and is</p> | Enhancement: Include good provision |

²⁸⁹ WYG (August 2014) Bicester *Landscape sensitivity and Capacity Assessment Addendum*

ST2 – Stratton Audley Quarry (39 hectares)

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| <p>services and facilities.</p> | | | | <p>physically separate from Bicester and from Caversfield, and is also separate from the village of Stratton Audley.</p> <p>Development of the site could provide some new services and facilities; however, most new residents are likely to be dependent on private cars to access existing facilities in the town.</p> <p>Consequently, the site is likely to score a significant negative effect against this objective.</p> | <p>of services and facilities, to reflect the community’s needs and support its health, social and cultural well-being.</p> |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | - | - | - | <p>The site comprises an area of former quarrying with land that is being naturally regenerated with pioneer species.</p> <p>This objective is unlikely to be achieved.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | ? | ? | ? | <p>The southern part of the site is located approximately 2.5 km from Bicester town centre. Therefore, it is relatively distant from existing services and facilities. However, it is located in close proximity to, although physically separate from, the village of Caversfield, Stratton Audley, and the northern edge of Bicester and the services and facilities they provide. Also, there are public rights of way within the northern area of the site and adjacent to the northern boundaries of the site which could be developed for means of use as sustainable transport. Overall, the effects against this objective will be dependant on implementation.</p> | <p>Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district’s biodiversity</p> | -- | -- | -- | <p>There are numerous protected and notable ecological species within the site area. The whole site is designated as Stratton Audley Quarry Local Wildlife Site, with part of the central area and northern area being designated as Stratton</p> | <p>Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the Site of taking it forward, especially on the</p> |

ST2 – Stratton Audley Quarry (39 hectares)

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| | | | | <p>Audley Quarry SSSI. The value of the site as a result of the ecological designations is Medium to High sensitivity.²⁹⁰</p> <p>The site is likely to have significant negative impacts on this objective.</p> | <p>designations and protected and notable ecological species within the site area.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Wooded Estatelands landscape character type.</p> <p>At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.</p> <p>The landscape and visual sensitivity for the site has been assessed as being medium to low.</p> <p>However, there is a low capacity for residential development as it would prevent natural regeneration within the area that is occurring. The development of residential properties would also extend the existing well defined limit of the town beyond the current confines of the airfield which would not be in keeping with the local landscape character and result in potential coalescence with Stratton Audley. Furthermore, formal recreation would require large scale earthworks to restore the former extraction site to enable the location of recreational facilities. This would alter the character of the area and therefore a low capacity exists.</p> <p>There are public rights of way within the northern area of the site and adjacent to the northern boundaries.</p> <p>The southern boundary of the site is adjacent to RAF Bicester Conservation Area, and the northern boundary of the site is in close proximity to Stratton Audley Conservation Area.</p> <p>Overall the site is likely to result in significant negative impacts against this objective.</p> | <p>Mitigation: a full landscape and visual assessment, and cultural heritage assessment, should be undertaken as part of any new development on the site.</p> <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> <p>Existing public rights of way should be protected and enhanced.</p> |

²⁹⁰ WYG (August 2014) Bicester *Landscape sensitivity and Capacity Assessment Addendum*

ST2 – Stratton Audley Quarry (39 hectares)

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| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | ? | ? | ? | <p>The site lies approximately 2.5 km from Bicester town centre; however, although relatively close to existing facilities and employment in the north of Bicester, and Caversfield, the site is separate from the main urban area of Bicester. However, there are public rights of way within the northern area of the site and adjacent to the northern boundaries of the site which could be developed for means of use as sustainable transport. Overall, the effects against this objective will be dependant on implementation.</p> | <p>Mitigation: development proposals should include a sustainable travel plan.</p> |
| <p>13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5)).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| <p>14. To reduce waste generation and disposal, and achieve the sustainable management of waste</p> | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, given the current use of the site, development on the site is likely to increase waste generation.</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| <p>15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | ? | ? | ? | <p>Although there are some water bodies present on site, the entire site lies within Flood Zone 1. The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing waterbodies at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality.</p> |

ST2 – Stratton Audley Quarry (39 hectares)

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| | | | | | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. Due to the size of the site, it is considered that there is potential for implementation of a community heating system.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>It is unlikely that the site will be able to accommodate commercial and employment land but it may accommodate new community facilities and local services, which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>It is unlikely that the site will be able to accommodate commercial and employment land but it may accommodate new community facilities and local services, which will generate long term employment in the area.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development, i.e. whether the water bodies on site, currently used for fishing, would be retained, and the footpaths through site would be maintained and expanded.</p> | |

New: AM013 – Ambrosden Poultry Farm

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site would make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | There are no watercourses within this site, which is entirely within Flood Zone 1. Therefore, the development of the site is likely to have a negligible effect against this objective. | Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | The site is approximately 2.5 km from Bicester town centre and is separated from the urban area of the town. Therefore, residential development will not have easy access to existing facilities in Bicester. It adjoins the proposed allocation Bicester 2 Graven Hill. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision and allotments and in amenity greenspace ²⁹¹ . There is a medium capacity for both formal and informal recreation at this site ²⁹² . A public bridleway runs from the south of the site towards the wider countryside to the east. | Enhancement: any development of this site should ensure adequate provision of greenspace and children’s playspace . |

²⁹¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

²⁹² WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| | | | | There is the potential to improve health and well-being of the population through the development of the site, resulting in a minor positive effect against this objective overall. | |
| 4. To reduce poverty and social exclusion. | + | + | + | Provision of new housing on the site would have the potential to reduce poverty and social exclusion, since the site has medium-high capacity for residential development in some areas of the site according to the Final Draft LSCA Addendum(July 2014). The study identifies medium-low capacity for employment development. Therefore a minor positive effect is recognised against this objective. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is currently undeveloped. New development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The site is located to the south east of Bicester, within close proximity of existing residential development at Ambrosden village although separated from the urban area of Bicester (it adjoins the proposed allocation site Bicester 2 Graven Hill). The development of the site is likely to result in increased traffic and noise. Its impact will depend on implementation. | Mitigation: Promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | + | + | + | The site lies approximately 2.5 km from Bicester town centre (although it is separated from the main urban area); therefore residents will be able to access services and facilities in the town and potentially at the proposed allocation site Bicester 2. | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use | -- | -- | -- | This site is currently not previously developed and approximately one third of the site is comprised of Grade 3 | Mitigation: development should promote sustainable design to create |

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | | | | agricultural land. This objective is unlikely to be achieved and a significant negative impact is identified. | an attractive, high quality environment. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ? | ? | ? | The site is located approximately 2.5 km from Bicester town centre. Any development of the site would result in increased traffic emissions. However, residents will be able to access services and facilities in Bicester and potentially at the proposed allocation site Bicester Graven Hill. Achievement of this objective will depend on implementation. | Enhancement: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | There are no national or local designated sites located on the site. ²⁹³ The site is greenfield; therefore any development on the site would have a negative impact on biodiversity, although there are no important habitats within the site. Development on this site would also reduce the pressure of development on sites of greater biodiversity sensitivity. A minor positive impact is identified. | Enhancement: Development should promote biodiversity conservation/enhancement and habitat creation. |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic | - | - | - | The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within both the Clay Vale and Alluvial Lowlands landscape character type ²⁹⁴ . The site is assessed as having medium-low landscape sensitivity and medium visual sensitivity. A medium-high | Mitigation: a full landscape and visual impact assessment should be undertaken as part of any future development on the site, together with a heritage assessment. Public rights of way should be |

²⁹³ TVERC data set

²⁹⁴ WYG (August 2014) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment Addendum*

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| environment. | | | | <p>capacity for residential development is identified in some areas of the site - there is potential to accommodate some residential development in the south east of the site between the existing woodland and urban fringe of Ambrosden; however it is not recommended to develop residential areas up to the edge of Graven Hill as coalescence would occur with the smaller settlement of Ambrosden. However, there is medium-low capacity for employment development as commercial or industrial development would not be in keeping with the existing land uses within the local area²⁹⁵.</p> <p>The site is assessed as having medium potential for both formal and informal recreation, and medium capacity for woodland.²⁹⁶</p> <p>There are no designated heritage assets within the site although there are numerous heritage designations in the vicinity.²⁹⁷</p> <p>A public footpath runs from just north of the site (across the A41) towards Bicester and open countryside to the north.</p> <p>An overall minor negative impact is identified.</p> | protected and enhanced. |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by | ? | ? | ? | <p>Since the site is located approximately 2.5 km from Bicester town centre and within close proximity of existing residential development at Ambrosden village, there could be integration with the adjacent area services and facilities and sustainable transport measures would be likely to be introduced. A public footpath runs from just north of the site (across the A41) towards Bicester and open countryside to</p> | Enhancement: development should promote sustainable design and implementation of sustainable transport measures |

²⁹⁵ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁹⁶ WYG (September 2013) *Cherwell District Council, Bicester Landscape Sensitivity and Capacity Assessment, Final Draft*

²⁹⁷ English Heritage data set.

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| car/ lorry | | | | the north. However, achievement of this objective will depend on implementation. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | There are no surface watercourses within this site, and a low risk of flooding. The scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However, the achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5. | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

AM013 – Ambrosden Poultry Farm (60.6 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| | S | M | L | | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Overall, the site is likely to have a significant positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large scale and would be able to accommodate commercial and employment land, as well as new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>Overall, the site is likely to have a significant positive effect against this objective.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. | |

SA Matrices for Reasonable Alternative Strategic Employment Development Locations at Bicester

Bicester 4 (BI46)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | Langford Brook, an upstream reach of the River Ray, flows along the south eastern boundary of the site and two unnamed watercourses flow southwards through the eastern area of the site into Langford Brook. The EA's Flood Map presents Flood Zones 2 and 3 associated with Langford Brook covering the entire south eastern area of the site ²⁹⁸ . The remainder of the site is shown to be located within Flood Zone 1. EA and CDC HFMs illustrate no historical incidents of fluvial flooding have been recorded at the site. A raised flood defence is located alongside the railway embankment which forms the eastern site boundary ²⁹⁹ . | Mitigation: development should be set back from watercourse to outside the modelled Flood Zone 3 envelope, to create 'blue corridors' providing public open space / recreation areas near watercourses. It is recommended that development does not encroach within a minimum of 8 m of the watercourse banks. Development must be subject to a Flood Risk Assessment. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ? | ? | ? | The site lies within Bicester Town ward, which has an existing deficiency in natural/semi-natural greenspace and children's playspace provision ³⁰⁰ . A retail park is located immediately south of the site, the A41 forms the western and northern site boundaries and the railway forms the eastern site boundary. Therefore, there is | Mitigation: any development of this should include adequate provision of greenspace. |

²⁹⁸ Environment Agency data set

²⁹⁹ URS (March 2012) *Cherwell District Council Level 2 SFRA*

³⁰⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>little capacity to provide for formal and informal outdoor recreational use. The capacity for recreational use is therefore considered to be low.</p> <p>The Final Draft LSCA also indicates that the development of this site would be more suitable for employment than residential due to the proximity of the sewage works, and disturbance from roads and shopping centre. The site is unlikely to be developed for residential use and therefore unlikely to put any significant pressure on play space and green space. The Final Draft LSCA indicates that the potential for formal and informal outdoor recreational use is limited.</p> <p>The development of the site for commercial uses will provide no space for additional recreational facilities. However, the site's close proximity to existing residential areas and the town centre may encourage more people to choose more sustainable and healthy modes of transportation, resulting in a positive effect against this objective.</p> <p>Overall, there is potential to improve the health and well-being of the population; however, the extent of this contribution will depend upon implementation.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion, as the site has high capacity for both residential and employment development according to the Final Draft LSCA (March 2013).</p> | Enhancement: link employment development to local skills, where appropriate. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is currently greenfield; therefore there may inevitably be a rise in crime on this site against the baseline. However, the achievement of this objective will depend on</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high |

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | implementation. | quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The A41 and the railway line form the western, northern and eastern site boundaries. Although these could represent significant noise sources; the site is unlikely to be developed for residential uses.</p> <p>The development of the site is likely to result in increased traffic and noise although the site is located close to existing services and facilities. Overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation.</p> | Enhancement: development should promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located close to existing services and facilities (0.5-1 km south of Bicester town centre), which would limit the need to travel and facilitate connectivity. Development of the site for employment uses would improve accessibility to local facilities in Bicester, to the north. A minor positive effect is identified'.</p> | Enhancement: ensure implementation of sustainable transport measures in any new development. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban | - | - | - | <p>The site is currently greenfield land and covered by Grade 4 (poor quality) agricultural land³⁰¹. Although, there are existing garden centre buildings on the site which could be re-used and the site is enclosed by existing development to the north and south, the site is predominately greenfield and therefore a minor negative effect is identified.</p> | Mitigation: development should encourage reuse of buildings where possible and sustainable design. |

³⁰¹ Final Draft Bicester Environmental Baseline Report, (LDA Design, March 2012)

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | S | M | L | | |
| renaissance. | | | | | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | The site is located close to the centre of Bicester, which would limit the need to travel. There is no Air Quality Management Area in Bicester. There is a railway station located approximately 500 m north east of the site. There is potential for good connectivity given the site's location and range of uses nearby ; therefore, a minor positive impact is identified. | Enhancement: any new development on the site should promote sustainable transport, cycling and walking, and should promote renewable energy generation, energy efficiency and improvement of local air quality. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no statutory designations on or immediately surrounding the site. However, the site lies immediately adjacent to the Graven Hill Local Wildlife Site, and a few hundred metres north of a District Wildlife Site (Land nr Promised-land Farm Meadows)³⁰².</p> <p>Langford Brook flows along the south eastern boundary of the site and two un-named watercourses flow southwards through the eastern area of the site into Langford Brook.</p> <p>The Final Draft LSCA considers the site to have low ecological sensitivity.</p> <p>The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p> | Enhancement: Ecological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement measures to address species on site and those in surrounding areas. Any new development should incorporate biodiversity protection and enhancement measures. |
| 11. To protect, enhance and make accessible for enjoyment, the | + | + | + | The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as being in the Clay Vale Landscape Type ³⁰³ . | Enhancement: Archaeological surveys should be provided as part of any proposal for development, which detail mitigation and enhancement |

³⁰² The Thames Valley Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

³⁰³ WYG (2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| district's countryside and historic environment. | | | | <p>District Landscape Character: Otmoor lowlands³⁰⁴</p> <p>The site comprises three fields, a large arable field located in the centre of the site and two smaller fields, one in the east and one in the west. The large field in the centre of the site is traversed by high voltage transmission lines in a north south direction with a lower voltage connection leading south west. Immediately to the southern area of the site is a garden centre, and immediately south east is a sewage works.</p> <p>The overall characteristics of the site are that it is currently 'penned in' by the road network, existing retail to the north and south and railway line to the east.</p> <p>The value of natural factors within the site is low as a result of the lack of habitat diversity and few varied landscape features. The embankments to the roadside and railway line provide some diversity although this is limited.</p> <p>There are no cultural heritage features located on the site; however, a roman road is shown on the OS mapping along the western site boundary. As a result of this the landscape sensitivity of the site has been assessed as medium to low and the visual sensitivity of the site as low. The site has high capacity for employment uses but low capacity for residential development due to the unsuitability in terms of surrounding land uses. The site is considered to have low capacity for recreation and woodland.</p> <p>Development of this site would reduce the pressure of green field development on sites of greater landscape and visual sensitivity. A minor positive is identified</p> | <p>measures and which address the historic environment records in the area.</p> <p>Improvement of existing boundaries including creation of a green corridor along the railway watercourse corridor would benefit biodiversity and improve green links.</p> |

³⁰⁴ Cherwell District Landscape Assessment (1996)

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | The site is located close to Bicester town centre (0.5-1 km) and residential development areas, potentially reducing the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport. In addition, it is located approximately 500 m south west of the Bicester Town station. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). However, the site is not previously developed; therefore it will not meet the requirement to reduce waste generation. | Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling, and reduction of hazardous waste. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | - | - | - | Langford Brook flows along the southern boundary of the site and two un-named watercourses flow southwards through the eastern area of the site into Langford Brook. The entire south eastern area of the site is within Flood Zones 2 and 3. The site is currently greenfield. There is the potential for adverse impact on water quality during and the construction and operation of any new development. The achievement of sustainable water resources management will depend on implementation (e.g. the | Mitigation: Recommendations contained in the SFRA 2 should be adhered to (e.g. adoption of a surface water management framework to reduce surface water runoff to greenfield runoff rates and volumes, and prevent increased flood risk). |

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| | | | | application of national policy and policies ESD1-5). | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is proposed for commercial development which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Therefore minor positive effects are identified for this objective.</p> | <p>The site is proposed for commercial and retail development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Access to the site will be provided ensuring that the site's new services will be integrated and well connected to existing residential, retail and commercial areas.</p> |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site is proposed for commercial development which will generate long term employment and training opportunities in the area.</p> <p>Therefore minor positive effects are identified for this objective.</p> | |

Bicester 4 (BI46) (30 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | ? | ? | ? | It is considered unlikely that the development of this site would result in any direct benefits to the tourism sector; however the development of a hotel may increase the development of business opportunities in the sector. This will depend on implementation and therefore an uncertain effect is identified. | |

New: West Extension of Bicester 10 into site CH11 and Facenda Chicken Farm

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The extensions to the Bicester 10 site have been proposed for employment uses and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | <p>The eastern half of the Bicester 10 site is within flood zones 2 and 3, while the eastern half of the Facenda Chicken Farm is also in flood zone 2 and has a small area within in flood zone 3. The extension area to the west of Bicester 10 (site CH11) is not within flood zones 2 or 3. There is also a watercourse which runs through the west edge of the extended boundary of the site which may present a flood risk.³⁰⁵ No historical incidents of surface water flooding have been reported in this area.³⁰⁶</p> <p>Therefore, the development of the site is likely to have a minor negative effect against this objective.</p> | <p>Enhancement: any development should ensure implementation of SUDS measures to limit surface water run-off to greenfield levels.</p> <p>Mitigation: ensure recommendations contained in the SFRA2 Addendum are observed. Development must be subject to a Flood Risk Assessment.</p> |

³⁰⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

³⁰⁶ URS (August 2014) *Level 2 SFRA Second Addendum*

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | ? | ? | ? | <p>The whole site included extended areas lies within Ambrosden and Chesterton ward Ambrosden and Chesterton has existing deficiencies in children’s play space and tennis court provision³⁰⁷. However, children’s play space is unlikely to be provided as part of a non-residential scheme.</p> <p>The site is not appropriate for recreational development as it is currently relatively inaccessible to residential areas in the surrounding context and development would not merge with the surrounding landscape context. There is a Low capacity for formal and informal recreational development.³⁰⁸</p> <p>The site lies approximately 1.5km south of Bicester town centre, and 1km south of Bicester Village.</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside. However, National Cycle Route 51 runs through the western part of the site, along the western edge of the original Bicester 10 site, and could have the potential to improve health and well-being by promoting the cycle route to the site. However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p> | <p>Enhancement: development should include recreational routes connecting the site to the cycle network.</p> |
| <p>4. To reduce poverty and social exclusion.</p> | ? | ? | ? | <p>There is a potential to accommodate commercial or light industry within the area and provide an extension to the adjacent Site (Bicester 10) with limited impact upon the surrounding area. The capacity of the site for employment development is high if incorporated within the adjacent site.³⁰⁹ The redevelopment of the site for commercial and light industrial uses will provide new services potentially reducing poverty and social exclusion in the District. However, the effect of the site against this objective depends on implementation.</p> | |

³⁰⁷ Cherwell District Council (July 2008) Green Spaces Strategy Background Document

³⁰⁸ WYG (August 2014) Bicester Landscape sensitivity and Capacity Assessment Addendum

³⁰⁹ WYG (August 2014) Bicester Landscape sensitivity and Capacity Assessment Addendum

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | The site is predominantly greenfield. Therefore, new development in the site may result in a rise in crime on this site against the baseline. However, the achievement of this objective will depend on implementation. | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | The A41 is located along the western boundary of the extended site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. The effect will depend on the development proposals and therefore its impact is considered uncertain at this stage. | Mitigation: development should promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located approximately 1.5km from Bicester town centre and 1km from Bicester Village, and some 200 metres from South West Bicester Phase 1 (residential development plus services and facilities) which is currently under construction. It is some 500 metres from Bicester 4 – Bicester Business Park which has planning permission for offices and a hotel.</p> <p>The site is currently accessible by means of National Cycle Route 51.</p> <p>Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.</p> | Enhancement: development should ensure implementation of sustainable transport links. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | - | - | - | Parts of the extensions to the sites are previously developed land, for example the chicken farm. In these areas there may be potential to re-use existing building materials. However, there are also large areas of greenfield land on the site. As the site is part brownfield and part greenfield land a minor negative effect is identified overall. | |
| 9. To reduce air | + | + | + | The site is located within 1.5-2 km of Bicester town centre. | Mitigation: development should |

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| <p>pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | | | | <p>There is currently no designated Air Quality Management Area in Bicester. The site is currently accessible by means of National Cycle Route 51. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel. Therefore, a minor positive impact is identified.</p> | <p>promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation.</p> |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | - | - | - | <p>Part of the original Bicester 10 site includes the Promised-land Farm District Wildlife Site, and the eastern boundary is adjacent to Bicester Wetland Reserve (a Local Wildlife Site), and it potentially serves as a resource for the Wetland Reserve</p> <p>A minor negative impact is identified due to the existing District Wildlife Site designation on the site.</p> | <p>Mitigation: ensure protection and enhancement of key habitats and species.</p> |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | ? | ? | ? | <p>The site is located within Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale and Alluvial Lowlands landscape character types. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³¹⁰</p> <p>The landscape sensitivity of the Facenda Chicken Farm site is assessed as being low, and the visual sensitivity is assessed as being medium to low, giving an overall high landscape capacity to accommodate either employment development³¹¹. The rest of the site is assessed as being of medium landscape sensitivity, medium to low visual sensitivity and therefore medium to high landscape capacity to accommodate employment development.³¹²</p> <p>Therefore, there is a good potential to accommodate commercial or light industry within the area and provide an extension to Bicester 10 with limited impact upon the</p> | <p>Mitigation: a full landscape and visual assessment, as well as a cultural heritage assessment, should be undertaken as part of any new development on the site.</p> |

³¹⁰ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

³¹¹ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

³¹² WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| | | | | <p>surrounding area.</p> <p>The southern boundary of the site is adjacent to the Alchester Roman Site which is a Scheduled Ancient Monument.</p> <p>While the site is likely to have limited impact upon the surrounding area, at this stage this is unknown, similarly the potential impacts on the adjacent Scheduled Ancient Monument are unknown. Therefore, the score against this objective is unknown until more is known about the detailed design of the development at implementation.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located some 1.5 - 2 km from Bicester town centre. It is close to the A41 and the National Cycle Route 51 is located near the western site boundary. It is likely that traffic generated would be accommodated by the local road network. The site is located next to existing commercial and employment development and in close proximity to residential development services and facilities under construction at South West Bicester Phase 1. This could potentially reduce travelling distances and enabling sustainable transport modes such as walking, cycling and public transport.</p> | <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. sustainability standards and sustainable use of resources in construction).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy).</p> | <p>Enhancement: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |
| 15. To maintain and improve the water | - | - | - | <p>The background OS mapping shows a water course which runs through the west edge of the site; the eastern part of the site is in Flood Zones 2 & 3; there is also a water body</p> | <p>Enhancement: ensure implementation of SUDS measures to ensure no increase in surface water</p> |

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| <p>quality of the district's rivers and to achieve sustainable water resources management</p> | | | | <p>beyond the western boundary.</p> <p>Development on the site may increase the level of water pollution within the site beyond existing levels.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>run-off and improvements in run-off water quality.</p> |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | <p>?</p> | <p>?</p> | <p>?</p> | <p>The capacity of the site for energy generation is likely to be constrained by the flood risk in the eastern portion of the site.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>However, the achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | <p>Enhancement: new development should promote on-site renewable energy generation and energy efficiency.</p> |
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p> | <p>++</p> | <p>++</p> | <p>++</p> | <p>The site is proposed for commercial and industrial development all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create jobs in the short to medium term.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p> | <p>++</p> | <p>++</p> | <p>++</p> | <p>The site is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area.</p> | |
| <p>19. To encourage the development of</p> | <p>0</p> | <p>0</p> | <p>0</p> | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is</p> | |

West Extension of Bicester 10, including site CH11 and Facenda Chicken Farm

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| buoyant, sustainable tourism sector. | | | | located some distance from the town centre. However, there is some potential to enhance the cycle network and the heritage interest of the site, which may promote the location for visitors. | |
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BI210 including Extension to Bicester 11 (123 Hectares)

BI210 including Extension to Bicester 11

Note that site BI210 includes the site allocated as Bicester 11 within the Submission Local Plan, a slight extension to the eastern boundary of Bicester 11, and **a large area referred to as the 'Skimmingdish Lane area'**. The Skimmingdish Lane area comprises Sites 103 and 104 as shown in the July 2014 Landscape Sensitivity and Capacity Assessment Addendum by WYG.

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | The site has been proposed for employment uses and will not contribute to the overall housing need of the District. Therefore, there is likely to be a negligible effect against this objective. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | - | - | - | Langford Brook, an upstream reach of the River Ray containing both Flood Zones 2 and 3 runs through the centre of the site through the lower third of site Bicester 11 and the upper half of the Skimmingdish Lane Area. The EA's uFMfSW map illustrates that an area covering around 5% of Bicester 11, in the southern corner, is at a high risk of flooding and a further area of between 10% and 15% of the site which is at a low risk of flooding. ³¹³ The Langford Brook has been modelled by the Environment Agency and the flood plain represents an absolute obstruction to development unless compensation scheme can be delivered. The rest of the site is located within Flood Zone 1. ³¹⁴ Therefore, a minor negative effect is recorded against this objective overall. | Enhancement: development should not encroach within a minimum of 8 m of the watercourse banks, and SUDS measures should be included in any future development. Development must be subject to a Flood Risk Assessment, and a surface water management framework should be adopted as part of a masterplan to reduce surface water runoff to greenfield runoff rates and volumes from the developed site as required by the EA, and as such prevent any resultant increase in flood risk posed to downstream land uses. ³¹⁵ |

³¹³ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

³¹⁴ Level 1 SFRA – See flood zone Map 6.

³¹⁵ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ? | ? | ? | <p>The whole site lies within Launton Ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision.³¹⁶</p> <p>The whole site contains an extensive network of public rights of way crossing the site and part of the National Cycle Network. There is a Medium to Low potential for isolated formal recreation in the southern area of the site towards the existing urban area of Bicester. A Medium to High capacity exists for the enhancement of existing informal recreation through securing additional permissive rights of way through the site.³¹⁷</p> <p>In terms of green infrastructure, the site is well used by walkers and could provide links to the open countryside from the town. The stream corridor should be protected as part of an ecological link through the town.</p> <p>However, as the site is proposed for employment development, it is uncertain whether any recreation areas would be provided as part of the development, therefore the overall effect will depend on implementation.</p> | Enhancement: any development of this site should include adequate provision of greenspace, protect and enhance existing rights of way and promote links to the open countryside from town. |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The redevelopment of the site for commercial and light industrial uses will provide new services potentially reducing poverty and social exclusion in the District. However, the level of achievement of this objective will ultimately depend on implementation</p> | |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The whole of the extended site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the achievement of this objective will depend on</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development. |

³¹⁶ Cherwell District Council (2008) *Greenspace Strategy Background Document*.

³¹⁷ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| | | | | implementation. | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community. | ? | ? | ? | <p>The A4421 forms the western boundary and railway lines run along the south western and southern boundaries of the site. These could represent a significant noise source.</p> <p>In addition, the development of the site is likely to result in increased traffic and noise. New development may be affected by noise arising from activities at the airfield; new development could provide cultural facilities to enhance any future cultural uses at the airfield. Noise may be more of a constraint for residential development compared with employment development, and the achievement of this objective will depend on implementation.</p> | Mitigation: development should promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located approximately 2 km north west of Bicester town centre and in close proximity to existing employment and services in the north east area of Bicester. Development of the site for employment uses could improve accessibility to employment for existing residents, and some of the employment uses may include community services and facilities. A minor positive effect is identified.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site is largely undeveloped greenfield land covered mainly by Grade 3 and 4 agricultural land.³¹⁸</p> <p>Therefore, the site will not meet the requirements of this objective.</p> | |

³¹⁸ DEFRA data set

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts. | + | + | + | <p>The site is located within 2 km of Bicester town centre. It is adjacent to the north eastern boundary of Bicester and in close proximity to existing employment, services and facilities in this part of the town.</p> <p>There is no Air Quality Management Area in Bicester. There is potential for good connectivity and use of sustainable transport modes given the site's location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route; therefore, a minor positive impact is identified.</p> | Mitigation: development should promote sustainable transport and manage potential impacts on air quality, via energy efficiency and renewable energy generation. |
| 10. To conserve and enhance and create resources for the district's biodiversity | - | - | - | <p>There are no designations on the site and the site area is relatively absent of vegetation diversity due to the agricultural land use. Bicester Airfield Local Wildlife Site and Stratton Audley Quarry Local Wildlife Site (Containing the Stratton Audley SSSI) are located immediately north west of the site and Gavray Drive Meadows Local Wildlife Site is located at the southern boundary of the site.</p> <p>Ecological surveys carried out for the Council in 2003 on a section of the northern part of the area recorded a badger sett within the site, together with an oak tree with the potential to be a bat roost.³¹⁹</p> <p>Langford Brook runs through the centre of the site. Great crested newts and kingfishers have been found close by the Brook. Overall, the ecological sensitivity of the site has been deemed to be Medium to Low.³²⁰</p> <p>Overall, a minor negative impact is identified due to the ecological features that exist on the site.</p> | Mitigation: Any development proposals would need to be cognisant of the ecological impacts to the site. |

³¹⁹ Cherwell District Council (November, 2003) *Ecological Surveys- Bicester Airfield and Caversfield Site Final Report*.

³²⁰ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| | S | M | L | | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | -- | -- | -- | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³²¹</p> <p>A small part of the overall site, identified as Bicester 11 in the Submission Cherwell Local Plan, was assessed in the 2014 Bicester Landscape Sensitivity and Capacity Assessment³²², which found that the site has a high capacity for residential development and a medium capacity for employment development. The combined Landscape Sensitivity and Visual Sensitivity of the wider site assessed as part of this matrix is Medium. In this larger area, there is a Medium potential to accommodate residential development without large scale loss of landscape features. Although in general a medium capacity, development of a commercial or industrial use would not be in keeping with the wider landscape or land use surrounding the site. Although there is industrial use to the south west this is physically and visually separated by the ring road. The site has a Low capacity for employment development.³²³</p> <p>Public Rights of Way and a National Cycle Route crisscross through the site. With regards to promoting the accessibility of the countryside, some of these route ways may need to be diverted and development will result in an increased visual impact on users of the footpaths.</p> | <p>Mitigation: A full archaeology and cultural heritage assessment, as well as a visual impact assessment should be undertaken as part of any future development of the site.</p> <p>Green infrastructure links should be protected or enhanced.</p> <p>The existing mature hedgerows and block of woodland in the south west of the site should be protected.</p> |

³²¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³²² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³²³ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| | | | | <p>The site contains part of RAF Bicester which runs along the north west boundary of the site. Therefore, the site performs an important role in providing the setting for the RAF Bicester Conservation Area located immediately north of the site. The site is also in close proximity to a Scheduled Ancient Monument immediately to the north west of the site boundary (RAF Bicester; World War 2 airfield).</p> <p>As the site as a whole has been proposed for employment development, and the LSCA concluded it has low capacity for employment use, a significant negative effect is identified against this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The western boundary of the site runs along the A4421 and existing residential and employment development is located to the west of the site. It is likely that any increase in traffic would be accommodated by the local road network. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p> | <p>Enhancement: development should promote sustainable design, including sustainable transport initiatives and good provision for cyclists and pedestrians.</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | <p>The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging</p> | <p>Mitigation: ensure sustainable waste management on the site, aimed at increasing waste recovery and recycling and reduction of hazardous waste.</p> |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| | | | | Oxfordshire Minerals and Waste Local Plan: Core Strategy). | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | - | - | - | <p>Langford Brook runs through the centre of the site, as detailed above. There are also areas at risk of flooding. The Langford Brook has been modelled by the Environment Agency and the flood plain represents an absolute obstruction to development unless compensation schemes can be delivered.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>Development on the site may increase the level of water pollution within the site beyond existing levels.</p> <p>The achievement of sustainable water resources management will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | Enhancement: a full drainage impact assessment as well as SUDS design should be undertaken as part of any future development, to ensure no increase in surface water run-off and improvements in run-off water quality. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ? | ? | ? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>A lack of complementary heatloads in proximity to this site might reduce the potential for Combined Heat and Power/District Heating (although such facilities might be provided as part of the scheme if the whole site is considered suitable for development).</p> <p>The achievement of this objective would depend on implementation of any new development on the site. It is also dependent on the implementation of national policy and policies ESD1-5.</p> | Enhancement: new development should promote on-site renewable energy generation and energy efficiency. |

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large and proposed for commercial and industrial development, which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large and proposed for commercial and industrial development, which will generate long term employment and training opportunities in the area.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre, adjacent to an industrial area. However, there is some potential to enhance the public footpath and cycle network, which may promote the location for visitors. Connections could be made with RAF Bicester to the north east of the site which is has heritage significance and is proposed for tourism development. Therefore, achievement of this objective would depend on implementation.</p> <p>No direct benefits to the tourism sector.</p> | <p>Enhancement: new development should enhance the existing footpath network on the site.</p> |

BI210 including Extension to Bicester 11 (123 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--------------|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>Slightly extended boundary to Bicester 11 – Located on the western side of the larger site BI210, this site is proposed for mixed B uses and is therefore likely to have a less positive effect on the SA objectives concerned with providing housing and local facilities and services. Both Bicester 11 and BI210 are a similar distance from all of the existing facilities and services and transport routes in Bicester. Around one third of Bicester 11 sits within Langford Brook which is Flood Zone 2 and 3. Furthermore, the heritage constraints are largely concentrated in the part of BI210 that overlaps with Bicester 11. However, the 2014 LSCA identifies a medium capacity for employment development within this site compared with a low capacity for 'the Skimmingdish Lane area'. Therefore, if development was concentrated within the smaller 'slightly extended boundary to Bicester 11' then the significant negative effects recorded above in relation to landscape effects are likely to be less significant, registering as minor negative.</p> <p>Overall, there is little difference in constraints between 'the Skimmingdish Lane area' and the much larger BI210. While the development of the larger site would significantly increase the negative effects of the limited constraints within and around the site, its development would have significantly more positive effects on the SA objectives concerned with providing employment land and local services and facilities.</p> | |

SA Matrices for Reasonable Alternative Strategic Residential/Mixed Use Development Locations at Former RAF Upper Heyford

UH1 & UH004 – Intensification of Former RAF Upper Heyford

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site is large scale and with additional homes could make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.³²⁴</p> <p>The uFMfSW maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC HFMs illustrate no historical incidents of surface water flooding have been reported at the site.³²⁵</p> <p>Therefore, the development of the site is likely to have a negligible effect against this objective.</p> | Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment and SUDs incorporated. |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People’s Playspace.³²⁶</p> <p>There may be potential for low density small scale formal recreational development as part of a complementary mixed</p> | Enhancement: any development of this site should ensure adequate provision of greenspace, as well as protection and/or enhancement of the Public Rights of Way. |

³²⁴ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

³²⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

³²⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>use development, with Medium to Low capacity overall. In addition, there is Medium to High capacity for informal recreation connected with historic uses of the site if it were to be opened up for public access. Provision of footpath access would assist in increasing managed public accessibility.³²⁷</p> <p>Public rights of way follow the boundary of the site and continue out in to the countryside surrounding the site. There are a couple of small pockets of amenity greenspace and children and young people’s space within the site, both of which could be improved and expanded. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population, resulting in a minor positive effect against this objective overall.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>This is a large site and it is anticipated that sensitive redevelopment of the RAF base would result in a significant number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities. It is therefore assumed that the site would result in a minor positive effect against this objective.</p> | <p>Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing.</p> |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The redevelopment of the site and its incorporation into the public realm could result in an increased potential for crime on this site against the baseline. However, the achievement of this objective will depend on implementation and therefore an uncertain effect is identified.</p> | <p>Enhancement: development should be in accordance with the principles of good urban design to ensure high quality built development.</p> |
| 6. To create and sustain vibrant communities and engage cultural activity | ? | ? | ? | <p>The development of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets on site.</p> | <p>Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site.</p> |

³²⁷ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| across all sections of the Cherwell community | | | | Development would result in significant increases in traffic and noise compared to the current situation. In addition, the railway lines immediately to the west and north east may generate additional noise. However, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain. | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, due to the large size of the site and the need for it to be a self-contained redevelopment it is likely to achieve good provision of new services and facilities within the site, which would have significant positive effects on this objective. Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>Much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously development land and would have the potential for re-use of buildings. Development of the site would also provide the opportunity to remediate any contaminated land, with significant positive effects against this objective.</p> <p>The remaining areas of greenfield comprise Grade 3 (Moderate) agricultural land.</p> | Mitigation: development should encourage reuse of buildings where possible and sustainable design. |
| 9. To reduce air pollution including reducing greenhouse gas emissions and | + | + | + | It is anticipated that any additional development at the site would incorporate a number of sustainable transport measures, designed to reduce car use, provide employment opportunities on the site and increase the proportion of | Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation. |

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | S | M | L | | |
| ensure the district is ready for its impacts | | | | <p>energy generated from renewable sources, with positive effects against this objective.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p> | Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station. |
| 10. To conserve and enhance and create resources for the district's biodiversity | -- | -- | -- | <p>The Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. In addition, the northeastern quarter of the site contains the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield.</p> <p>The site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) at its most sensitive locations within the Local Wildlife Site containing large stands of notable calcareous grassland habitat and confirmed presence of a population of great crested newts, as well as its potential to support a variety of protected species. Other parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered of Low/Medium (2) ecological sensitivity.³²⁸</p> <p>Significant residential development in close proximity to the Local Wildlife Sites and nearby SSSI could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the site. The significant scale of the redevelopment of the former RAF airbase has potential to result in significant negative effects against this objective.</p> | Mitigation: Ecological surveys should be provided as part of any proposal for development. Development should also promote biodiversity conservation/ enhancement and habitat creation in particular linkages with existing ecological designations and BAP priority habitats. |
| 11. To protect, enhance and make | -- | -- | -- | The site is located within Natural England National Character Area 107: Cotswolds. ³²⁹ Public rights of way follow the | Mitigation: A full landscape and visual assessment should be undertaken in |

³²⁸ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³²⁹ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| accessible for enjoyment, the district's countryside and historic environment. | | | | <p>boundary of the site and continue out in to the countryside surrounding the site.</p> <p>The combined Landscape Sensitivity of the site is High; the combined Visual Sensitivity for the area is considered to be Medium.</p> <p>Although overall the site as a whole has a low capacity for residential development, due to the diversity of areas contained within the site residential use could be accommodated in isolated pockets of the site alongside complementary development of the site. The capacity for residential development is considered to be medium. The expansion of existing commercial and light industrial employment within the southern area is possible without harming the wider integrity of the site. Therefore, the overall capacity for industrial and commercial development is considered to be Medium.³³⁰</p> <p>The entire site is designated as a Conservation Area and contains five Scheduled Monuments. In addition, there are three areas recognised in the National Monuments Record.³³¹</p> <p>The significant scale of the residential and employment development within the large site as a whole would have a significant negative impact on the landscape and setting of the important historic buildings without appropriate mitigation.</p> | <p>respect of any new development on the site.</p> <p>Public rights of way should be protected and enhanced.</p> <p>The Former RAF Upper Heyford Conservation Management Plan (2005) outlines a number of objectives for the site which should be respected and incorporated into an appropriate masterplan. These include:</p> <ul style="list-style-type: none"> • Develop a detailed record of the site's built heritage, archaeology and ecology; • Maintain the integrity of the Cold War landscape, integrating the airbase with the Cherwell Valley landscape; • Ensure that the overall plan of the airbase is evident on the ground; • Provide visual and spatial separation of the new residential development from the Cold War airfield landscape; • Ensure that retained |

³³⁰ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³³¹ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| | | | | | <p>structures are monumentalised or given new uses that maintain their integrity, ensuring that a representative range of Cold War buildings are retained and conserved;</p> <ul style="list-style-type: none"> • Provide improved footpath, bridleway and cycle track access across the site compatible with its heritage and nature conservation significances.³³² |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Additional redevelopment of the site would result in increased traffic. However, it is anticipated that the significant size of the development would require a high level of self-containment and numerous sustainable transport measures, designed to reduce car use, therefore a minor positive effect is identified.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p> | <p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> <p>Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station.</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |

³³² Former RAF Upper Heyford Conservation Management Plan (2005)

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste. | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management. | ? | ? | ? | The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk. ³³³ The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. Furthermore, some parts of the RAF base may contain contaminated land which could be remediated with the redevelopment of the site, resulting in positive effects against this objective. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district. | + | + | + | The site is large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. | Enhancement: consider the use of a district heating system on site |
| 17. To ensure high | ++ | ++ | ++ | The site is large enough to accommodate commercial and | Enhancement: Include good provision |

³³³ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

UH1 & UH004 – Intensification of Former RAF Upper Heyford (498 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| and stable levels of employment so everyone can benefit from the economic growth of the district. | | | | <p>employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads would be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | of services and facilities to reflect the community's needs . |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Education facilities would be needed to support any additional housing development at the site.</p> | Enhancement: Include good provision of services and facilities to reflect the community's needs . |
| 19. To encourage the development of buoyant, sustainable tourism sector. | ? | ? | ? | <p>The Former RAF base at Upper Heyford is of cultural and historical importance. Its redevelopment is an opportunity to create a new and improved tourist attraction in the District, with positive effects against this objective.</p> <p>Significant additional development within the airbase could impact on the setting and wider landscape character of the airbase with adverse effects against this objective.</p> <p>Furthermore, there is potential for sustainable travel options to be provided through new sustainable connections to the nearby Lower Heyford train station.</p> <p>Ultimately, effects against this objective will largely depend on the implementation and masterplanning of development on the site.</p> | Mitigation: new development should seek to include visitor attractions that complement and enhance the character of the former RAF base, including greenspace, by taking advantage of the location. |

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site is large scale and could make a significant contribution to the objectively assessed need. | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.³³⁴</p> <p>The Updated Flood Map for Surface Water maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site.³³⁵</p> <p>Therefore, the development of the site is likely to have a negligible effect against this objective.</p> | Enhancement: development in areas of flood risk must be set back from watercourses. Development must be subject to a Flood Risk Assessment and SUDs incorporated. |

³³⁴ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

³³⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People's Playspace.³³⁶</p> <p>Formal recreation would require significant earthworks and is therefore considered to have a Low capacity. Informal could be managed and enhanced through the increase of footpaths although a reasonable network currently exists. The capacity for informal recreation is Medium.³³⁷</p> <p>Site identified as 146 has medium to low capacity for formal recreation and medium capacity for informal.³³⁸</p> <p>Public Rights of Way are connected to the site, with one running through the western part of the site, connecting the site to the wider countryside. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population resulting in a minor positive effect against this objective overall.</p> | Enhancement: any development of this site should ensure adequate provision of greenspace, as well as protection and/or enhancement of the Public Rights of Way. |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>This is a large site, and it is anticipated that sensitive redevelopment would result in a number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities. It is therefore assumed that the site would result in a minor positive effect against this objective.</p> | Enhancement: Include requirement for adequate provision of affordable, mixed tenure housing. |
| 5. To reduce crime and disorder and the fear of crime. | ? | ? | ? | <p>The site is greenfield land adjacent to the former RAF Upper Heyford site; therefore its development and incorporation into the public realm may result in an increased potential for crime on this site against the baseline. However, the</p> | Enhancement: development should be in accordance with the principles of good urban design to ensure high |

³³⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³³⁷ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³³⁸ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| | | | | achievement of this objective will depend on implementation and therefore an uncertain effect is identified. | quality built development. |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The development of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets adjacent to the site.</p> <p>Development would result in significant increases in traffic and noise compared to the current situation. In addition, the railway lines immediately to the west and east may generate additional noise. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain.</p> | Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, as it is a large site and would be associated with the redevelopment of the large Former RAF Upper Heyford site to the north, there is a need for the development of both sites to form a self-contained mixed use development that would be likely to achieve good provision of new services and facilities within the two sites. Therefore, there would be a significant positive effects on this objective.</p> | Enhancement: Include good provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban | -- | -- | -- | The site is largely greenfield land adjacent to a large brownfield site (Former RAF Upper Heyford). The development of greenfield land does not meet this objective; therefore the overall score for this alternative is a significant negative effect. | Mitigation: development should encourage reuse of buildings where possible and sustainable design. |

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| renaissance. | | | | | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | It is anticipated that the development would incorporate a number of sustainable transport measures designed to reduce car use, provide employment opportunities on the site and increasing the proportion of energy generated from renewable sources, with positive effects against this objective. | Enhancement: ensure sustainable transport measures are implemented and promote energy efficiency and on-site renewable energy generation. Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site in association with the RAF Upper Heyford site might make it feasible to consider provision of new bus linkages to and from the rail station. |
| 10. To conserve and enhance and create resources for the district's biodiversity | - | - | - | The site is in close proximity to the District Wildlife Site Kennel Copse and the Local Wildlife Site Upper Heyford Airfield, and the south eastern edge of the site borders The Heath District Wildlife Site. However, there are no ecological designations or BAP habitats within the site area. Significant residential development in close proximity to these protected habitats could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the sites. However, with no ecological designations within the site, the ecological sensitivity of the site is considered to be low ³³⁹ and adverse effects are therefore likely to be minor. | Enhancement: development should promote biodiversity conservation/enhancement and habitat creation in particular linkages with existing ecological designations and BAP priority habitats. |
| 11. To protect, enhance and make accessible for enjoyment, the | - | - | - | The site is located within Natural England National Character Area 107: Cotswolds. At a county level, OWLS identifies the site as being in the Farmland Plateau Landscape Type. At a local level, the Cherwell District Landscape Assessment | Mitigation: A full landscape and visual assessment should be undertaken in respect of any new development on the site. |

³³⁹ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| district's countryside and historic environment. | | | | <p>identifies the site as being located within the Upper Heyford Plateau character area.³⁴⁰ Public Rights of Way are connected to the site, with one running through the western part of the site, connecting the site to the wider countryside and one along the southern site boundary.</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium.</p> <p>The site identified as 146 has a combined landscape sensitivity of medium to low.</p> <p>The western end of the site sits within a Conservation Area and the northern edge borders another Conservation Area for the former RAF Upper Heyford site which contains five Scheduled Monuments and three areas recognised in the National Monuments Record.³⁴¹ The site has a Medium capacity for residential development as an extension to the existing residential area (undergoing development at the time of assessment) immediately to the north of the area, along Camp Road. Development would however need to be sensitive to the setting of the RAF Upper Heyford and the Rousham, Lower Heyford and Upper Heyford Conservation Areas and the Oxford Canal Conservation Area to prevent harm to their setting. With regard to site 146, there is a medium-high capacity for residential development with potential for development up to the existing site boundaries defined by Camp Road to the South, Chilgrove Road to the east and Larsen Road to the west including the maintenance of separation with Letchmere Farm. Although a medium capacity exists the presence of commercial or industrial development within the area would significantly alter the existing residential character of the site and impinge upon</p> | <p>Enhancement: Public rights of way should be protected and enhanced.</p> <p>The Former RAF Upper Heyford Conservation Management Plan (2005) outlines a number of objectives for the site which should be respected and incorporated into an appropriate masterplan. These include:</p> <ul style="list-style-type: none"> • Develop a detailed record of the site's built heritage, archaeology and ecology; • Maintain the integrity of the Cold War landscape, integrating the airbase with the Cherwell Valley landscape; • Ensure that the overall plan of the airbase is evident on the ground; • Provide visual and spatial separation of the new residential development from the Cold War airfield landscape; • Ensure that retained structures are monumentalised or given new |

³⁴⁰ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³⁴¹ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---|
| | S | M | L | | |
| | | | | <p>the character of the Conservation Areas. For this reason, employment use is not considered appropriate.³⁴² With regard to site 146, the capacity for commercial and industrial development is medium.</p> <p>The scale of the residential and employment development within the entire site would have a negative impact on the landscape and setting of the important historic buildings. However, there is some landscape capacity within parts of the site where adverse effects would be reduced.</p> | <p>uses that maintain their integrity, ensuring that a representative range of Cold War buildings are retained and conserved;</p> <ul style="list-style-type: none"> • Provide improved footpath, bridleway and cycle track access across the site compatible with its heritage and nature conservation significances.³⁴³ |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Development of the site would result in increased traffic. However, it is anticipated that the significant size of the development would require a high level of self-containment (together with the redevelopment of larger site UH001 (including UH004) and numerous sustainable transport measures, designed to reduce car use, therefore a minor positive effect is identified.</p> | <p>Enhancement: development should promote sustainable design to manage potential impacts, e.g. implementation of sustainable transport measures.</p> <p>Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site in association with the RAF Upper Heyford site might make it feasible to consider provision of new bus linkages to and from the rail station.</p> |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced | ? | ? | ? | <p>The achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5).</p> | <p>Enhancement: promote the use of locally sourced and recycled construction materials and promote energy efficiency in new development.</p> |

³⁴² WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

³⁴³ Former RAF Upper Heyford Conservation Management Plan (2005)

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | S | M | L | | |
| and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ? | ? | ? | The achievement of this objective will depend on implementation of any development on the site (e.g. the application of national policy and policies ESD1-5, and also saved policies in Oxfordshire County Councils Minerals and Waste Local Plan (1996), and policies in the emerging Oxfordshire Minerals and Waste Local Plan: Core Strategy). | Enhancement: ensure sustainable waste management on the site. |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | ? | ? | ? | The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the southern and eastern edges of the site but they pose no significant flood risk. ³⁴⁴ The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk. However, achievement of this objective will depend on implementation (e.g. the application of national policy and policies ESD1-5). | Enhancement: ensure sustainable water management, including low water consumption measures and use of SUDS. |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | The site is large in size and, particularly when combined with the RAF Upper Heyford site, could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings. | Enhancement: consider the use of a district heating system on site. |
| 17. To ensure high and stable levels of | ++ | ++ | ++ | The site is large enough to accommodate commercial and employment land, new community facilities and local | Enhancement: Include good provision of services and facilities to reflect the |

³⁴⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

Extension into Land abutting the south and eastern boundary of Former RAF Upper Heyford (590 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|--|
| | S | M | L | | |
| employment so everyone can benefit from the economic growth of the district. | | | | <p>services, all of which will generate long term employment opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads would be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> | community's needs. |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> | <p>Enhancement: Include good provision of services and facilities to reflect the community's needs.</p> |
| 19. To encourage the development of buoyant, sustainable tourism sector. | ? | ? | ? | <p>The site is adjacent to the Former RAF base at Upper Heyford which has cultural and historical significance. Significant development on the edge of the airbase could impact on the setting and wider landscape character of the airbase with adverse effects against this objective. Conversely, development might enable the provision of new services and facilities that would increase capacity for tourists, attracting more to the airbase.</p> <p>Ultimately, effects against this objective will largely depend on the implementation and masterplanning of development on the site.</p> | <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> |

Revisions to SA scores between Draft SA Addendum (August 2014) and Final SA Addendum (October 2014)

Following the consultation on the Proposed Main Modifications and the Draft SA Addendum (August 2014), a number of edits were made to the appraisal matrices presented in this Appendix, to address minor inconsistencies between site appraisals. In a few places, these edits resulted in changes to SA scores, and these are summarised in the table below. These revised scores have been amended where relevant in the main SA Addendum in **Tables 7.2-7.4**.

Site Scores Changed to/from Significant (++)/--)

| Site | SA Objective | Previous Score | New Score | Justification for Change |
|--------------|--|----------------|-----------|---|
| AM013 | 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | ++ | Clarified that site has significant capacity for homes, over the threshold of 400, which was used to indicate significant positive. |
| BIC7 (CV001) | 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community. | -- | ? | For this objective (6) commentary was not consistent across all sites, whereby some commented on noise issues only and others commented on access to community facilities. The scoring in relation to these was also sometimes inconsistent. In general, noise was the issue that influenced the score most, particularly where minor negatives (or significant negative for BIC7) were identified. However, where noise was likely to be less of an issue, the potential for new development to facilitate new cultural activity was considered, but concluded that this is dependent on implementation. This was not always clear in the matrices. To ensure consistency, all sites have now been scored as uncertain (?), because overall, the effects of development against this objective are uncertain until more is known, and will depend on implementation. |
| ST2 | 7. To improve accessibility to all services and facilities. | - | -- | Score changed as was inconsistent with BIC7 (CV001) which is immediately opposite and also significant negative. |
| CH15 | 8. To improve efficiency in land use through the re-use of | -- | - | Score changed to minor negative (-) to be consistent with general rules applied. |

| Site | SA Objective | Previous Score | New Score | Justification for Change |
|--------------------------------------|--|----------------|-----------|---|
| ST2 | previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | - | Reduced the score to a minor negative as the land is not acknowledged as agricultural land, and as it is former quarrying land that is being naturally regenerated, a significant negative was considered to be too strong. |
| Bicester 8 (BI5) | | + | ++ | Increased the score to significant positive as the land is previously developed and there is the potential to re-use the land and existing buildings, particularly in the south west corner of the site. |
| BA300 - Canalside | 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | ++ | Scores amended to be consistent with scores and commentary with all other sites, for objectives 9 and 12. |
| BA317 | | + | ++ | |
| Southam Road - Residential | | + | ++ | |
| Southam Road - Retail and commercial | | + | ++ | |
| Banbury 8 (BA316) | | + | ++ | |
| BIC7 (CV001) | | -- | ? | Score changed as was inconsistent with BIC7 (CV001) which adjoins the site and is a similar distance from Bicester Town Centre. |
| Southam Road - Retail and commercial | 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | ++ | Changed score to be consistent with scores and commentary with all other sites, for objectives 12 and 9. Also to be consistent for both Southam Road sites (residential, and retail and commercial) for this objective. |
| Banbury 6 | 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | + | Sites are below 50ha which was the threshold used, for consistency, for sites likely to have significant positive effects. |
| Banbury 7 | | ++ | + | |
| Bicester 4 (BI46) | | ++ | + | |

| Site | SA Objective | Previous Score | New Score | Justification for Change |
|-------------------|--|----------------|-----------|--|
| Banbury 6 | 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | + | Sites are below 50ha which was the threshold used, for consistency, for sites likely to have significant positive effects. |
| Banbury 7 | | ++ | + | |
| Bicester 4 (BI46) | | ++ | + | |

Appendix 6

Review of SA implications of the proposed Main/Minor Modifications

The table below sets out the proposed Main Modifications and the implications of the proposed Main Modification for the SA Addendum with respect to additional SA work required.

The table does not include the proposed Main Modifications to the following sections of the Submission Local Plan:

- Section D: Infrastructure Delivery Plan (IDP).
- Section E: Monitoring and Delivery of the Local Plan.
- **Appendix 1: Background to Cherwell's Places.**
- Appendix 2: Links Between Policies and Objectives.
- Appendix 3: Evidence Base and Relevant Documents/Data Sources.
- Appendix 4: Glossary.
- Appendix 5: Maps.

This is because the relevant policy (e.g. INF 1 Infrastructure) was appraised in the original SA and the proposed Main Modifications are unlikely to result in changes to the findings of the original SA, and because other proposed Main Modifications to Section D, E and the Appendices have been addressed in the SA Addendum through the appraisal of relevant policies in the Local Plan (e.g. proposed Main Modifications to the Local Plan Maps (Appendix 5) have been taken into account in the SA of proposed Main Modifications to the policies which allocate strategic sites in Appendix 7 of this SA Addendum). Other components of these parts of the Local Plan (e.g. Appendix 1, Appendix 2 and Appendix 3) do not require SA because they are unlikely to give rise to significant effects, but are included in the Submission Local Plan for information purposes only.

Review of SA implications of the proposed Main/Minor Modifications

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|------------|---------------------------|--|
| 1 | | Contents page | Yes. New SA matrices have been prepared for all the new policies. |
| 2-10 | vii - xiii | Executive summary changes | Yes. The MMs to the Executive Summary provide clarifications and updates to reflect the Main Modifications which have been reviewed individually and appraised through this SA Addendum as described in the rest of this table. |
| 11 | 15 | Introduction 1.3 | Yes. The revised plan period is reflected in the SA Addendum. |
| 226 | 16 | Introduction 1.17 | No. The MM provides further information regarding publication of the national Planning Practice Guidance. |
| 12 | 17 | Introduction 1.22a | No. The MM inserts reference to the national Planning Practice Guidance. |
| 227 | 17 | Introduction 1.22c | Yes. The text deletes reference to the South East Plan. The implications in terms of housing growth are reflected in the SA Addendum. |
| 13 | 17 | Introduction 1.23 | Yes. The revised plan period is reflected in the SA Addendum. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|--|--|
| 14 | 17 | Introduction 1.23a | Yes. The situation regarding the potential future review and its implications with respect to the identification of reasonable alternatives is described in the SA Addendum. |
| 15 | 21 | Introduction: Duty to Cooperate New para 1.49dd | No. The MM provides further information regarding how Cherwell District Council is working with its neighbouring authorities. |
| 16 | 26 | Strategy for Development A11 – bullet point 2 | Yes. The proposed increase in dwellings to be provided at Former RAF Upper Heyford is reflected in the SA Addendum through the appraisal of Policy Villages 5. |
| 17 | 27 | Strategy for Development A11 – bullet point 5 | No. The additional provision to provide for a small scale local review of the Green Belt at Kidlington to accommodate local housing needs is considered to be of minor scale and not likely to result in significant effects and therefore has not been addressed in the SA Addendum but more appropriately appraised through the SA of Part 2 of the Local Plan. |
| 18 | 36 | Theme One: Policies for Developing a Sustainable Local Economy: Introduction B.26 | Yes. The quantum of employment land is appraised in Chapter 5 of the SA Addendum. |
| 19 | 38 | Theme One: Policies for Developing a Sustainable Local Economy. B.41 | Yes. New employment allocation Banbury 15 is reflected in the SA Addendum through the appraisal of Policy Banbury 15 in Appendix 7. The quantum of employment land is appraised in Chapter 5 of the SA Addendum. |
| 20 | 39 | Theme One: Policies for Developing a Sustainable Local Economy. B.46 | No. The replacement text primarily seeks to clarify the position regarding other uses covered by Policy SLE1. |
| 21 | 39 | Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE1. Employment Development | Yes. The revisions to Policy SLE1 have been appraised in a revision to Table B3 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 22 | 41 | Theme One: Policies for Developing a Sustainable Local Economy: B.55 | No. Changes to text seek to clarify role and function of Bicester Village outlet centre. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|--|--|
| 23 | 41 | Theme One: Policies for Developing a Sustainable Local Economy: B.55a | No. Changes to text seek to clarify role and function of Bicester Village outlet centre. |
| 24 | 42 | Theme One: Policies for Developing a Sustainable Local Economy. Policy SLE2. Securing Dynamic Town Centres | No. The changes to Policy SLE2 are considered not to require any changes to the findings presented in Table B3 of the 2013 SA Report. |
| 25 | 44 | Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE 4 New paragraph B.68a | Yes. The revisions to Policy SLE4 and its supporting text have been appraised in a revision to Table B4 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 26 | 45 | Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE4: Improved Transport Connections B.72 | No. The additional text refers to working arrangements with adjoining local authorities. It will have no effect on the SA findings presented in Table B4 of the 2013 SA Report. |
| 27 | 46 | Theme One: Policies for Developing a Sustainable Local Economy: Policy SLE4: Improved Transport Connections | Yes. The revisions to Policy SLE4 have been appraised in a revision to Table B4 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 244 | 47 | Policy SLE 5 High Speed Rail 2 - London to Birmingham | No. The additional text is for clarification. |
| 28 | 49 | Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.89a | Yes. The additional housing growth is reflected in the SA Addendum. |
| 29 | 49 | Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.89b | Yes. The situation regarding the potential future review of the Green Belt and its implications with respect to the identification of reasonable alternatives is described in Chapter 5 of the SA Addendum. |
| 30-31 | 49 | Theme Two: Policies for Building Sustainable communities: | Yes. The revisions to the spatial strategy are reflected in the new and revised policy appraisals in Chapter 8 and Appendix 7 of the SA Addendum. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|--|---|
| | | Policy BSC 1 B.90 to B.91 | |
| 32 | 50 | Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.92 | Yes. The revisions to the spatial strategy are reflected in the new and revised policy appraisals in Chapter 8 and Appendix 7 of the SA Addendum. |
| 33 | 50 | Theme Two: Policies for Building Sustainable communities: Policy BSC 1 B.94 | Yes. The revised plan period is reflected in the SA Addendum. |
| 34 | 50 | Theme Two: Policies for Building Sustainable communities: Policy BSC1: District Wide Housing Distribution | Yes. The revisions to the District Wide Housing Distribution are reflected in the SA Addendum appraisal of quantum of development (Chapter 5), Spatial Distribution of Development (Chapter 6), and strategic site allocations (Chapter 7), but do not change the overall findings for this policy in Table B5 of the 2013 SA Report. The cumulative effects are appraised in Chapter 8. |
| | | | |
| 35-37 | 51 | Theme Two: Policies for Building Sustainable communities: Para's B.98 to B. 100 | Yes. The text changes provide more specific reference to the previously developed sites that are contained in the Local Plan. Some of these sites are the subject to proposed MMs and are appraised separately in Chapter 6 of the SA Addendum. Otherwise the changed wording does not change the overall findings for Policy BSC2 in Table B5 of the 2013 SA Report. |
| 38 | 51 | Theme Two: Policies for Building Sustainable communities: Policy BSC2 | No. The change in text replaces the percentage of development that will take place on previously developed land with encouragement for the re-use of previously developed land in sustainable locations. It is not considered that this will change the overall findings for Policy BSC2 in Table B5 of the 2013 SA Report. |
| 39 | 51 | Theme Two: Policies for Building Sustainable communities: B.102 | Yes. The SA Addendum takes into account the updated SHMA. |
| 40-42 | 54 | Theme Two: Policies for Building Sustainable communities: | Yes. The SA Addendum takes into account the updated SHMA. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|---|---|
| | | B.119 to B.121 | |
| 43 | 54 | Theme Two: Policies for Building Sustainable communities: B.122 | No. Table B5 in the 2013 SA Report identified a significant positive effect with respect to SA objective 1 (To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home) for the policies in Theme 2 Building Sustainable Communities. As the MMs reflect the updated SHMA conclusions regarding type and tenure of homes to be delivered, it is considered that there will be no change to the SA score. |
| 44 | 54 | Theme Two: Policies for Building Sustainable communities: B.124 | No. The MM inserts reference to the NPPF and SHMA. |
| 45 | 55 | Theme Two: Policies for Building Sustainable communities: Policy BSC4 | Yes. The text changes provide more specific reference to the needs of disabled and people and those with mental health problems, which has a positive effect on SA objectives 1, 3 and 4, but this does not change the significant positive SA scores for these objectives already identified for Theme 2 in Table B5 of the 2013 SA Report. |
| 46 | 57 | Theme Two: Policies for Building Sustainable communities: Policy BSC6 | No. The MM text change provides clarification but does not alter the substance of the policy. |
| 47 | 57-58 | Theme Two: Policies for Building Sustainable communities: Policy BSC7 B.142 | Yes. The provision of new schools within the strategic allocations at north West Bicester and South East Bicester have been taken into account in the new and revised policy appraisals in Appendix 7 of the SA Addendum. |
| 48 | 60 | Theme Two: Policies for Building Sustainable communities: Para B.157 | No. The MM text change provides more information regarding the roll-out of Superfast Broadband. |
| 49 | 60 | Theme Two: Policies for Building Sustainable communities: Policy BSC9 Public Services and Utilities | No. The MM inserts additional text stating that all new developments will be expected to include provision for connection to Superfast Broadband. This is likely to result in a positive effect but does not change the overall findings for this policy in Table B5 of the 2013 SA Report. |
| 50 | 65-66 | Theme Two: Policies for Building Sustainable | No. The MM provides updated information regarding recreation facilities in light of updated |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|--|--|
| | | communities: Policy BSC 12 B.170 | evidence. |
| 51 | 68 | Theme Three: Policies for ensuring Sustainable Development B.175 | No. The MM text clarifies the weight given to green buffers but is not expected to change the findings for Theme 3 in Table B6 of the 2013 SA Report. |
| 52 | 70 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD2 | No. Additional text is a change to a heading. |
| 53 | 70 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD2 B.185 | No. Replacement MM text is more stringent with respect to non-residential development but is considered not to change the findings for Theme 3 in Table B6 of the 2013 SA Report. |
| 54 | 70 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD2 B.185a | No. MM text change is to bring the Local Plan up-to-date with the current situation regarding 'allowable solutions' for zero carbon standards. |
| 55 | 70 | Theme Three: Policies for ensuring Sustainable Development Policy ESD2 ESD2 | No. MM text change is to bring the Local Plan up-to-date with the current situation regarding the energy hierarchy and allowable solutions. The changes are not considered to change the findings for Theme 3 in Table B6 of the 2013 SA Report. |
| 56 | 71 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD3 B.189 | No. The deleted text provides context for Policy ESD3 and is not considered to change the findings for Theme 3 in Table B6 of the 2013 SA Report. |
| 57 | 71-72 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD3 | No. The MMs update the policy wording, and in the case of zero carbon development and water use, introduce further clarification of what will be expected of new development. Table B6 in the 2013 SA Report recorded significant positive effects against a number of the environmental SA objectives, and it is considered that the MMs further strengthen the likelihood of these effects occurring. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|--|--|
| 58 | 73 | Theme Three: Policies for ensuring Sustainable Development Policy ESD4 | No. The MMs require application of the policy to proposals for 100 or more residential dwellings, rather 400. This is more stringent than in the Submission Local Plan, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 16, which addressed energy efficiency and renewable energy. |
| 59 | 74 | Theme Three: Policies for ensuring Sustainable Development Policy ESD5 | No. The MMs require application of the policy to proposals for 100 or more residential dwellings, rather 400. This is more stringent than in the Submission Local Plan, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 16, which addressed energy efficiency and renewable energy. |
| 60 | 80 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD 9 New Para B.224a | No. The MM text provides additional reference to the need for any new spatial options to be assessed under the Habitats Regulations, but is not considered to change the findings in Table B6 of the 2013 SA Report, which recorded a significant positive effect against SA objective 11, which relates to conserving and enhancing the District's biodiversity. |
| 61 | 88 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14 B.256 | No. Additional text is for clarification. |
| 62 | 89 | Theme Three: Policies for ensuring Sustainable Development: Policy ESD 14 | No. The MMs provide further clarification on when the small scale local review of the Green Belt around Kidlington will be undertaken, and that it may include the village's local housing need (not just employment needs). |
| 63 | 90 | Theme Three: Policies for ensuring Sustainable Development Policy ESD15 B.260 | No. Additional text is for clarification. |
| 64-65 | 90 | Theme Three: Policies for ensuring Sustainable Development Policy ESD15 | No. The MMs change the title of the policy and provide further clarification on how development proposals in green buffers will be assessed. Table B6 in the 2013SA Report recorded a significant positive effect against SA objective 11, which addressed landscape issues, and it is considered that there will be no change to this score as a |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | | result of the MM. |
| 66 | 105 | Policies for Cherwell's Places: Bicester C.26 | Yes. The SA Addendum takes into account the updated SHMA. |
| 67 | 106 | Policies for Cherwell's Places: Bicester C.33 | Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 68 | 107 | Policies for Cherwell's Places: Bicester C.35 | Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 69 | 108 | Policies for Cherwell's Places: Bicester C.41 | Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 70 | 108 | Policies for Cherwell's Places: Bicester C.42 | Yes. The revisions to Policy Bicester 1 and its supporting text have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 71 | 108-109 | Policies for Cherwell's Places: Bicester Policy Bicester 1 North West Bicester Eco-Town | Yes. The revisions to Policy Bicester 1 have been appraised in a revision to Table B7 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 72-73 | 112 | Policies for Cherwell's Places: Bicester Policy Bicester 2 – Graven Hill C.50 | Yes. The revisions to Policy Bicester 2 and its supporting text have been appraised in a revision to Table B8 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 74 | 113 | Policies for Cherwell's Places: Bicester Policy Bicester 2 – Graven Hill | Yes. The revisions to Policy Bicester 2 have been appraised in a revision to Table B8 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 75-76 | 115 | Policies for Cherwell's Places: Bicester Policy Bicester 3 - -South West Bicester Phase 2 | No. The MMs increase the housing provision by less than 100 additional homes. Table B9 in the 2013 SA Report recorded a significant positive effect against SA objective 1, which addresses provision of homes, and it is considered that there |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | | will be no change to this score as a result of the MM. |
| 287 | 116 | <p>Policies for Cherwell's Places: Bicester</p> <p>Policy Bicester 3 - -South West Bicester Phase 2</p> | <p>No. The MM adds a specific requirement for a landscape and visual assessment plus heritage assessment to be undertaken as part of the development proposals on South West Bicester phase 2. However, while this would contribute to the achievement of SA objective 11 (landscape and heritage) it is not considered to change the minor positive score already identified for this objective in Table B9 of the 2013 SA Report.</p> |
| 77 | 117 | <p>Policies for Cherwell's Places: Bicester</p> <p>Policy Bicester 4 - - Bicester Business Park</p> | <p>No. The MMs increase the number of jobs to be delivered at the site and insert an additional policy requirement that a landscape and visual assessment plus heritage assessment will need to be undertaken as part of the development proposals. There is also a clarification to the existing policy requirement relating to pedestrian and cycle access to and from the site. However, while the increased jobs provision would contribute to the achievement of SA objectives 17 (employment) and 18 (economic growth) it is not considered to change the significant positive effects already identified for these objectives in Table B10 of the 2013 SA Report. Similarly, the clarification to the access requirement is positive but does not change the significant positive effect already identified for SA objective 7 (accessibility), nor does the requirement for landscape and heritage assessments change the minor positive score already identified for objective 11 (landscape and heritage) in Table B10 of the 2013 SA Report</p> |
| 78 | 119 | <p>Policies for Cherwell's Places: Bicester</p> <p>Policy Bicester 5 – Strengthening Bicester Town Centre</p> <p>C.68</p> | <p>No. The MMs are for clarification.</p> |
| 79 | 120 | <p>Policies for Cherwell's Places: Bicester</p> <p>Policy Bicester 5 – Strengthening Bicester Town Centre</p> | <p>No. The MMs are mainly minor amendments that do not influence the likely effects of the policy as set out in Table B11 from the 2013 SA Report. The additional text relating to the change of use of sites for main town centre uses in the town centre for residential development will reinforce the already minor positive effect identified for SA objective 1 (housing).</p> |
| 80 | 121 | <p>Policies for Cherwell's Places: Bicester</p> | <p>No. The MMs provide an update to the text because the development of Phase 1 has now been</p> |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | Policy Bicester 6 – Bure Place Town Centre Redevelopment Phase 2 | implemented. |
| 81 | 122 | Policies for Cherwell's Places: Bicester Policy Bicester 7 – Meeting the Need for Open Space, Sport and Recreation C.80 | No. The MMs provide an update to the text. |
| 82 | 125 | Policies for Cherwell's Places: Bicester Policy Bicester 10 – Bicester Gateway | Yes. The revisions to Policy Bicester 10 have been appraised in a revision to Table B14 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 83-84 | 126 | Policies for Cherwell's Places: Bicester Policy Bicester 10 – Bicester Gateway | Yes. The revisions to Policy Bicester 10 have been appraised in a revision to Table B14 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 85-86 | 127 | Policies for Cherwell's Places: Bicester Policy Bicester 11 – Employment Land at North East Bicester C.97 | Yes. The revisions to Policy Bicester 11 have been appraised in a revision to Table B15 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 87 | 127 | Policies for Cherwell's Places: Bicester Policy Bicester 11 – Employment Land at North East Bicester | Yes. The revisions to Policy Bicester 11 have been appraised in a revision to Table B15 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 88 | 128/ 129 | Policies for Cherwell's Places: Bicester Policy Bicester 12 – South East Bicester | Yes. The revisions to Policy Bicester 12 have been appraised in a revision to Table B16 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 89-90 | 130 | Policies for Cherwell's Places: Bicester New Policy Bicester 13 – Gavray Drive C.101a and 101b | Yes. The appraisal of the new policy for Gavray Drive to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 91 | 130 | Policies for Cherwell's Places: Bicester New Policy Bicester 13 – | Yes. The appraisal of the new policy for Gavray Drive to which this MM relates is provided in Appendix 7 of the SA Addendum. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|---|--|
| | | Gavray Drive | |
| 92 | 132 | Policies for Cherwell's Places: Banbury Banbury C.109 | Yes. The appraisal of the new employment site at Junction 11 of the M40 is provided in Appendix 7 of the SA Addendum. The remaining MM changes are for information. |
| 93 | 135 | Policies for Cherwell's Places: Banbury Banbury C.124 | No. The deleted paragraph is a consequential amendment of the changes to Policy ESD15. |
| 94 | 135 | Policies for Cherwell's Places: Banbury Banbury in 2031 C.125 | Yes. The SA Addendum takes into account the increased growth in housing numbers arising from the updated SHMA. |
| 296 | 136 | Policies for Cherwell's Places: Banbury What will happen and where C.128 | No. The MM relates to a slight (two dwellings) change in the number of homes. This is not considered significant and does not change the SA findings. |
| 95 | 136-139 | Policies for Cherwell's Places: Banbury Policy Banbury 1: Canalside | No. The majority of the changes arising from the MMs relate to clarifications and further information and provide greater flexibility with regard to existing business on the site. The most significant change is with regard to the reduction in the number of homes from 950 dwellings to 700 dwellings. Although this is a 17% reduction, it will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in a change in the SA scores set out in Table B17 of the 2013 SA Report. It is also considered that the scores in the Table B17 relating to the economy will remain unchanged (SA objectives 17, 18 and 19). |
| 97-98 | 140 | Policies for Cherwell's Places: Banbury Policy Banbury 2: Hardwick Farm, Southam Road (East and West) | No. The MMs reduce the overall development area and clarify that contributions towards secondary school provision will be sought. These changes are unlikely to change the SA scores set out in Table B18 of the 2013 SA Report. |
| 99 | 144 | Policies for Cherwell's Places: Banbury Policy Banbury 4: Bankside Phase 2 | No. The only significant change is the deletion of the provision of a new primary school as part of the development proposals, but this has been replaced in the policy itself by a contribution to the expansion of the existing school. The revisions to |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | C.137 | Policy Banbury 4 have been appraised in a revision to Table B20 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 100-101 | 145-147 | Policies for Cherwell's Places: Banbury Policy Banbury 4: Bankside Phase 2 | Yes. The revisions to Policy Banbury 4 have been appraised in a revision to Table B20 from the 2013 SA Report, presented in Appendix 7 of this SA Addendum, and summarised in Chapter 8. |
| 102 | 147 | Policies for Cherwell's Places: Banbury Policy Banbury 5: North of Hanwell Fields C.146 | No. The change is with regard to the increase in the number of homes from 500 dwellings to 544 dwellings. This is a 9% increase, and will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in change in the SA scores. |
| 103 | 148 | Policies for Cherwell's Places: Banbury Policy Banbury 5: North of Hanwell Fields | No. The change is with regard to the increase in the number of homes from 500 dwellings to 544 dwellings. This is a 9% increase, and will still make a significantly positive contribution to meeting housing need (SA objective 1), which will not result in change in the SA scores. |
| 104 | 149 | Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40 C.147 | No. The proposed MM is for clarification. |
| 105 | 150 | Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40 C.148 | No. The text has been re-worded but will not result in changes to SA scores as it is substantively the same. |
| 106 | 150-151 | Policies for Cherwell's Places: Banbury Policy Banbury 6: Employment Land West of M40 | Yes. A revised version of Table B22 from the 2013 SA Report has been prepared for this policy and included in Appendix 7. |
| 107 | 152 | Policies for Cherwell's Places: Banbury Policy Banbury 7: Strengthening Banbury Town Centre C.152 | No. The MM relates to an additional area (land at Calthorpe Street) that will be explored through further work on the Banbury Masterplan. This is not considered significant and does not change the SA findings. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| 108 | 153 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 7: Strengthening Banbury Town Centre</p> <p>C.155</p> | No. The proposed MM is for clarification. |
| 109 | 153 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 7: Strengthening Banbury Town Centre</p> | No. The MMs are mainly minor amendments that do not influence the likely SA effects of the policy as summarised in Table 8.3 of the 2013 SA Report. |
| 110 | 154 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 8: Bolton Road Development Area</p> | No. Additional text is a change to a heading. |
| 111 | 154 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 8: Bolton Road Development Area</p> <p>C.158</p> | No. Additional text provides clarification. |
| 112 | 154-5 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 8: Bolton Road Development Area</p> | Yes. The MMs now provide for 200 dwellings, which will make a contribution to meeting housing need, and therefore change the score against SA objective 1 to minor positive from uncertain (?). The remaining MMs do not require changes to the SA scores, therefore Table B23 from the 2013 SA Report has not been updated, but the summary of SA findings for Policy Banbury 8 in Table 8.3 of the 2013 SA Report has been updated in Chapter 8 of this SA Addendum. |
| 113 | 162 | <p>Policies for Cherwell's Places: Banbury</p> <p>Policy Banbury 12: Land for the Relocation of Banbury United FC</p> <p>C.180</p> | No. The Main Modification changes the location of the site for the relocation of Banbury United FC from the previous site allocated as Banbury 12 in the Submission Local Plan (adjacent to the northern edge of Banbury Rugby Club at Oxford Road, Bodicote) to another site adjacent to the eastern and southern boundaries of the Rugby Club. The policy wording has not changed, and despite the change in location, the Main Modification is unlikely to change the SA scores set out in Table B26 of the 2013 SA Report. The new site location referred to as 'Land south of Bankside' was appraised within the SA matrix for Banbury 4 & Banbury 12 in Appendix 5 of this SA Addendum. In terms of its sustainability effects it is very similar to the site adjacent to the northern edge of |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | | the Rugby Club, as it is entirely in Flood Zone 1 so has no flood risk issues, and it was also assessed as having overall medium-high landscape capacity, and in particular high capacity for recreation development as it would continue the existing formal recreation use (i.e. the rugby club) and would maintain the separation of built development between Bodicote and Twyford. ³⁴⁵ |
| 114 | 162 | Policies for Cherwell's Places: Banbury Policy Banbury 12: Land for the Relocation of Banbury United FC | No. The proposed MM is for clarification. |
| 115 | 164 | Policies for Cherwell's Places: Banbury New site policy Banbury 15: Employment Land NE of Junction 11 – introductory text and new policy | Yes. The appraisal of the new policy for employment land allocation north east of Junction 11 to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 116-118 | 164 | Policies for Cherwell's Places: Banbury New site policy: Banbury 16 – South of Salt Way West – introductory text and new policy | Yes. The appraisal of the new policy for residential land allocation south of Salt Way to the west of Banbury to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 116, 119-120 | 164 | Policies for Cherwell's Places: Banbury New site policy: Banbury 17 – South of Salt Way – East – introductory text and new policy | Yes. The appraisal of the new policy for residential land allocation south of Salt Way to the west of Banbury to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 121-122 | 164 | Policies for Cherwell's Places: Banbury New site policy: Banbury 18 – Land at Drayton Lodge Farm – introductory text and new policy | Yes. The appraisal of the new policy for residential land allocation at land at Drayton Lodge Farm, Banbury, to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 123-124 | 164 | Policies for Cherwell's | Yes. The appraisal of the new policy for residential |

³⁴⁵ WYG (July 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum.*

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
|--------------------|----------|---|--|
| | | Places: Banbury New site policy: Banbury 19 – Land at Higham Way – introductory text and new policy | land allocation at land at Higham Way, Banbury, to which this MM relates is provided in Appendix 7 of the SA Addendum. |
| 125 | 165 | Policies for Cherwell's Places: Kidlington C.188b | No. The MM relates to contributions being sought for expansion of existing primary schools, but is considered not likely to result in significant effects and therefore has not been addressed in the SA Addendum but will be more appropriately appraised through the SA of Part 2 of the Local Plan. |
| 126 | 165 | Policies for Cherwell's Places: Kidlington C.190 | No. The additional provision to provide for a small scale local review of the Green Belt at Kidlington to accommodate local housing needs is considered to be of minor scale and not likely to result in significant effects and therefore has not been addressed in the SA Addendum but will be more appropriately appraised through the SA of Part 2 of the Local Plan. |
| 127 | 167 | Policies for Cherwell's Places: Kidlington Policy Kidlington 1 | No. The MM text is for clarification. |
| 128 | 168 | Policies for Cherwell's places: Kidlington C.199 | No. The MM text is for clarification. |
| 129 | 168 | Policies for Cherwell's places: Kidlington Policy Kidlington 2 | No. Table B28 in the 2013 SA Report scored this policy as a minor positive effect against SA objective 1 (meeting housing needs) and a significant positive effect against SA objective 6 (to create and sustain vibrant communities). The MM allows for further residential development, so long as certain criteria are met, but it is considered that this is unlikely to be of a scale that will result in a significant positive effect against SA objective 1 but will provide further support for the significant positive effect against SA objective 6 assuming the criteria in the MM are applied. Therefore no change to the scores is required. |
| 130 | 170 | Policies for Cherwell's places: Our Villages and Rural Areas C.205 | No. The MM text is for clarification. |
| 131 | 170 | Policies for Cherwell's places: Our Villages and | Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | Rural Areas C.210 | The SA of specific sites in the rural areas will be undertaken with regard to Part 2 of the Local Plan. |
| 132 | 171 | Policies for Cherwell's places: Our Villages and Rural Areas C.212 | Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum. The SA of specific sites will be undertaken with regard to Part 2 of the Local Plan. |
| 133 | 171 | Policies for Cherwell's places: Our Villages and Rural Areas C.212a | No. The MM is a deletion of text. |
| 134 | 171 | Policies for Cherwell's places: Our Villages and Rural Areas C.214 | Yes. The new settlement at former RAF Upper Heyford is appraised for revised Policy Villages 5 in Appendix 7 of the SA Addendum. The MM also inserts reference to considering the relationship between 'clusters' of villages . This MM is not considered significant enough to change the SA scores but is a useful additional clarification. |
| 135 | 171 & 172 | Policies for Cherwell's places: Our Villages and Rural Areas C.215 | No. The MMs provide new and additional information regarding the categorisation of villages in terms of their acceptability for development, but the MMs are not considered material with respect to changing the SA scores. |
| 136 | 172 | Policies for Cherwell's places: Our Villages and Rural Areas C.219a | No. The MMs provide new and additional information regarding the categorisation of villages in terms of their acceptability for development, but the MMs are not considered material with respect to changing the SA scores. |
| 137 | 173 | Policies for Cherwell's places: Our Villages and Rural Areas C.221 | No. The MM provides additional text to reflect the updated evidence base. |
| 138 | 173 | Policies for Cherwell's places: Our Villages and Rural Areas C.224 | No. The MMs provide clarification and replace infilling with minor development. These are not considered material with respect to changing the SA scores. |
| 139 | 173 | Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 1 – Village Categorisation | No. The MMs re-categorise the villages into revised categories, and to provide for a greater contribution towards meeting housing need in the villages as appropriate to their categorisation. Table B29 in the 2013 SA Report had already considered that the policy would give rise to a significant positive effect regarding SA objective 1 (meeting housing need) and SA objective 8 (making efficient use of previously developed |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | | land), which will be further supported by the MMs. No changes to the other SA scores are required. |
| 140 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas C.226 | No. The MM provides text that clarifies the role of villages in meeting housing needs in the District. |
| 141 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas C.227 | No. The MM text provides further criteria that will be used to assess the acceptability of 'minor development' proposals in the villages. These are useful additions to the text but do not change in the SA scores in Table B29 in the 2013 SA Report. |
| 142 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas C.228 | No. The MM text provides clarification on what will constitute acceptable infilling in villages. These are useful additions to the text but do not change in the SA scores in Table B29 in the 2013 SA Report. |
| 143 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas C.229 | No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required. |
| 144 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas C.230 | No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required. |
| 145 | 174 | Policies for Cherwell's places: Our Villages and Rural Areas New para C.230a | No. The MMs clarify which villages fall into which of the revised categories. No changes to the SA scores are required. |
| 146 | 175 | Policies for Cherwell's places: Our Villages and Rural Areas C.234a | Yes. The spatial distribution of development has been appraised in Chapter 6 of the SA Addendum. |
| 147 | 175 | Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 2 – Distributing Growth Across the Rural Areas | No. Although the MMs provide for an increase in the numbers of dwellings to be provided this scale of development is unlikely to result in significant effects beyond those recorded in Table B29 in the 2013 SA Report, taking into account the criteria listed in the policy under the MMs. An SA of individual sites will be carried with respect to Part 2 of the Local Plan. |
| 148 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas | No. The additional text provides contextual detail about Former RAF Upper Heyford. |

| Main/Minor Mod No. | Page No. | Policy Paragraph | Are there implications of the proposed Main/Minor Modification for the SA Addendum? |
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| | | New para C.252a | |
| 149 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas C.253 | No. The additional text provides contextual detail about Former RAF Upper Heyford. |
| 150 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas C.254 | No. The additional text provides contextual detail about Former RAF Upper Heyford. |
| 151 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas C.255 | No. The additional text provides contextual detail about Former RAF Upper Heyford. |
| 152 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas C.256 | No. The additional text provides contextual detail about Former RAF Upper Heyford. |
| 153 | 180 | Policies for Cherwell's places: Our Villages and Rural Areas C.257 | No. The additional text provides contextual detail about Former RAF Upper Heyford. |
| 154 | 179 | Policies for Cherwell's places: Our Villages and Rural Areas New para C.258 | Yes. The MM text allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum. |
| 155 | 180 | Policies for Cherwell's places: Our Villages and Rural Areas New para C.259 | Yes. The MM text allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum 8. |
| 156 | 180 | Policies for Cherwell's places: Our Villages and Rural Areas New para C.260 | Yes. The MM text provides allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum |
| 157 | 180 | Policies for Cherwell's places: Our Villages and Rural Areas Policy Villages 5 | Yes. The MM revised policy provides allows for changes in the development proposed for Former RAF Upper Heyford. The appraisal of the revised Policy Villages 5 is included in Appendix 7 of the SA Addendum. |

Appendix 7

Appraisal matrices for the SA of proposed Main Modifications

Contents

| | |
|--|------------|
| Appendix 7 | 352 |
| Policy SLE 1: Employment Development | 355 |
| Policy SLE 4: Improved Transport Connections | 363 |
| Bicester 1: Northwest Bicester Eco-Town | 369 |
| Bicester 2 – Graven Hill | 380 |
| Bicester 10 – Bicester Gateway | 390 |
| Bicester 11 –North East Bicester Business Park | 398 |
| Bicester 12 – South East Bicester | 407 |
| Bicester 13 – Land North of Gavray Drive..... | 416 |
| Banbury 4 – Bankside Phase 2 | 426 |
| Banbury 6 – Employment Land to West of M40 | 436 |
| Banbury 15 – Employment Land East of Junction 11 | 446 |
| Banbury 16 – Land South of Salt Way – West | 456 |
| Banbury 17 – Land South of Salt Way – East | 465 |
| Banbury 18 – Land at Drayton Lodge Farm..... | 476 |
| Banbury 19 – Land at Higham Way | 486 |
| Villages 5 – Former RAF Upper Heyford..... | 494 |

Policy SLE 1: Employment Development

Note that the appraisal of Policy SLE1 in Table B3 of the 2013 SA Report included the potential SA effects of Policies SLE2 and SLE3 as well. Therefore, in order to be consistent with the 2013 SA, this matrix still includes reference to Policies SLE2 and SLE3, but has only made amendments to the SA findings and commentary in relation to the Main Modifications proposed for Policy SLE1.

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | Neutral effect. Housing policies address the provision of housing. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | Neutral effect. This issue needs to be dealt with on a site by site basis in terms of potential flood risk. Policy ESD6: Sustainable Flood Risk Management and Policy ESD7: Sustainable Drainage Systems (SUDS) will ensure that new developments avoid increasing flood risk. A level 2 Strategic Flood Risk Assessment (SFRA) offsets out the flood risk for strategic employment sites included within the Local Plan. Flood risk is discussed in each of the assessment matrices for the strategic employment sites. | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | Policy SLE1 supports this objective by providing sites for employment uses within the Plan Area, reducing the amount of out-commuting and the distance residents travel for work. Policy SLE 2 supports a sequential approach to the allocation of retail with the consideration of out of centre sites only where centre and edge of centre locations are not available. This will help to ensure that the most sustainable locations are used first. It also requires all proposals to reduce the need to travel by private car as well as being accessible by public transport and walking and cycling. | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | + | + | + | Policy SLE 2 will help to reduce poverty and social exclusion for residents of Banbury, Bicester and Kidlington by improving the facilities within the town and village centres. Policy SLE2 also supports the provision of small local centres within strategic site allocations. Policy SLE1 will help to provide jobs within the district, including in rural areas in some circumstances. | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | The economic policies support economic growth and therefore support the achievement of this SA objective by providing employment opportunities which could help to reduce crime. Policy SLE 1 supports development of live / work units and the co-location of residential and employment uses which should help to provide natural surveillance by encouraging activity during all times of the day. Policy SLE 2 directs town centre uses towards town centres and supports small local centres in strategic site allocations which should help to maintain their vitality and in turn reduce crime and the fear of crime. | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | + | + | + | <p>Policies SLE1 - SLE3 are not likely to have a direct effect on the noise environment within the district. Although it is acknowledged that some activities would generate noise.</p> <p>Policy SLE 2 will support this objective by enhancing town centres (whilst respecting the Conservation Areas within Banbury and Bicester) and Kidlington village centre, and improving the public realm (by explicit requirement for proposals to meet Policy ESD16).</p> <p>The policy supports markets in the town centres which will help maintain their cultural identity as market towns and support the vibrancy of the centres on market days. It also supports uses for culture and the arts. Supporting text of the policy requires all new retail development to be built to high standards of design.</p> | |
| 7. To improve accessibility to all services and facilities. | + | + | + | Policies SLE 1 and SLE 2 will help to improve the accessibility of employment within the district, reducing the rate of out-commuting and it will help to improve accessibility to town centre uses within the market | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | towns and Kidlington. The mixed use nature of strategic allocations and the support of SLE 2 for small local centres in strategic sites will help improve accessibility to services and facilities. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | + | + | + | <p>Policy SLE 2 supports this objective by improving town centres and applying a sequential test for main town centre uses. This should support urban renaissance and should avoid the development of greenfield land.</p> <p>Policy SLE 1 supports the identification of new sites for employment uses in urban areas which make efficient use of existing and underused sites and premises, by increasing the intensity of use of accessible sites and which make efficient use of previously developed land wherever possible. It will focus employment development on existing employment sites. The policy also seeks to protect existing employment land for class B uses.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>Policy SLE 1 supports this objective by providing sites for employment uses within the Plan Area, thus reducing the amount of out-commuting and the distance residents travel for work. Policy SLE2 supports this objective aiming to achieve town centres which are pleasant to walk around and accessible by public transport. Policy SLE 2 requires a sequential test for main town centre uses which can be dominated by car travel. The potential effects of the strategic employment sites in relation to this objective are dealt with in the assessment matrices for each site.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | 0 | 0 | 0 | <p>Neutral performance. Depends on implementation and site specific characteristics. The potential effects of the strategic employment sites are examined within the assessment matrices for each site. In general, policies SLE 1 and SLE 2 promote the reuse of previously developed land and maintaining existing employment sites and therefore may have more potential to support this objective than policies which promote the development of greenfield land. Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy</p> | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | ESD 11: Conservation Target Areas. Address the potential impacts of new employment and tourism developments with regards to this objective. SLE3 explicitly requires proposals to accord with other policies which would include ESD10 and ESD11. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>SLE1 directs new employment development towards existing employment sites, and requires development to respect the historic environment. Employment developments will be outside of the Green Belt, unless very special circumstances can be demonstrated, and employment development in rural areas will be small scale unless it can be demonstrated that a larger development will not have significant adverse environmental impacts. New small scale rural employment development in rural areas must meet an identified local need and be able to justify a village/rural location, be exceptionally well designed with no undue detriment to village character and setting, landscape character and features of historic importance and will only be considered where there are no suitable available plots or premises within existing nearby employment sites.</p> <p>SLE 2 directs retail development towards the centres through its sequential approach to the allocation. This will help to ensure that countryside locations are used last. The potential impacts of new employment, including tourism related developments as supported by Policy SLE3 Supporting Tourism Growth, will be addressed by policies ESD 16: The Character of the Built and Historic Environment, ESD 13: Local Landscape Protection and Enhancement, ESD11: Cotswolds Area of Outstanding Natural Beauty and the Green Buffers proposed as part of ESD15: Green Boundaries to Growth.</p> <p>In general, policies SLE 1 and SLE 2 promote the reuse of previously developed land and maintaining existing employment sites and therefore may have more potential to support this objective than policies which promote the development of greenfield land.</p> <p>Policy ESD 1 does not support development within the Green Belt.</p> | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>Considered alone the policy wording of SLE2 does not directly support this objective, but its supporting text makes it clear that maintaining the quality of the historic cores of Banbury and Bicester is important and that any development must preserve and enhance their character and the historic environment. In combination with the design requirements in policy ESD16 The Character of the Built and Historic Environment this objective is supported.</p> <p>SLE3's support for tourism growth in sustainable locations explicitly requires proposals to be in accordance with other policies in the Plan, which would include policy ESD16.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Policy SLE1 supports this objective by providing sites for employment uses within the Plan Area, thus reducing the amount of out- commuting and the distance residents travel for work. The policy also supports growth to the more sustainable villages and requires justification for employment development in rural areas, because of the potential for increased travel by private car by workers and other environmental impacts.</p> <p>Policy SLE2 supports this objective aiming to achieve town centres which are pleasant to walk around and accessible by public transport. Policy SLE2 will only support proposals which have good access, or can be made to have good access, by public transport and other sustainable modes.</p> <p>The wording of Policy SLE2 has been modified to make a stronger preference for accessible sites that are well connected to the town centre.</p> <p>Out of town retail developments can be dominated by car travel, and SLE 2 requires that retail and other town centre uses should meet a sequential test and the condition that it can genuinely be accessed by public transport, walking and cycling.</p> | |
| 13. To reduce the | + | + | + | Although none of the economic policies explicitly mentions sustainably | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---------------------------|
| | S | M | L | | |
| global, social and environmental impact of consumption of resource by using sustainably produced and local products. | | | | produced and local products, they do support this SA objective through providing and protecting employment land and supporting economic growth within the District. Policy SLE 1 promotes employment development close to residential development in order to reduce travel between homes and jobs. This could also help to reduce travel to access services/products supplied by companies. | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | Policy SLE 1 requires developers to make efficient use of existing and underused sites and premises, by increasing the intensity of use on accessible sites and also requires the efficient use of previously-developed land wherever possible. Policy SLE 1 therefore supports the achievement of this SA objective. SLE1 requires employment development to use sustainable construction which should help reduce waste generation. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | Neutral effect. This issue needs to be dealt with on a site by site basis in terms of potential impacts on the water environment. Policy ESD8: Water Resources and Policy ESD3: Sustainable Construction will ensure that new developments are water efficient. The potential effects of the strategic employment sites are examined within the assessment matrices for each site. | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | 0 | 0 | 0 | Neutral effect. Policies ESD1: Mitigating and Adapting to Climate Change, ESD2: Energy Hierarchy, ESD3: Sustainable Construction, ESD4: Decentralised Energy Systems and ESD5: Renewable Energy Proposals will ensure that new employment proposals support this objective. | |
| 17. To ensure high and stable levels of employment so | ++ | ++ | ++ | Policy SLE1 supports this objective by providing and maintaining employment land and diversifying and thereby strengthening the economy. The policy refers to the intention to identify a range of new | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| everyone can benefit from the economic growth of the district. | | | | <p>employment sites in urban areas in Development Plan Documents and refers to strategic employment sites allocated within this Local Plan. The provision of a supply of employment land should help to provide new jobs within the district and reduce unemployment. Policy SLE 2 supports commercial and retail employment in suitable locations subject to the sequential test.</p> <p>Policy SLE 3 also supports the provision and maintenance of jobs within the tourism sector.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>Policy SLE2 supports the improvement of the town centres in the district and village centre of Kidlington, helping them to compete with the retail offer in neighbouring districts. The policy will also support the regeneration of Banbury and Bicester town centres and Kidlington village centre. Policies Banbury 7 and Bicester 5 support the maintenance of the town centre uses within Banbury and Bicester town centres. Policy Kidlington 2 also supports the maintenance of the village centre and the services it provides.</p> <p>Policy SLE1 supports this objective by providing employment land to reduce out-commuting by residents to access jobs in neighbouring areas, such as Oxford. The policy refers to the intention to identify a range of new employment sites in urban areas in Development Plan Documents and refers to strategic employment sites allocated within this Local Plan. The provision of a supply of employment land should help to provide new jobs within the district and reduce unemployment. The supporting text to SLE1 encourages investment in high tech industry, science and research at Bicester and Kidlington thus contributing to innovation and potentially increased skills.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | <p>Policy SLE3 supports this objective by supporting tourism developments, especially new attractions and new hotels and those that can demonstrate direct benefit for the local 'visitor' economy. No strategic sites for tourism development or specific types of developments are identified by the policy and therefore its implementation will rely on</p> | |

Policy SLE 1: Employment Development – Main Modification 21 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--------------|----------|---|---|--------------------------------------|---------------------------|
| | S | M | L | | |
| | | | | individual proposals coming forward. | |

Policy SLE 4: Improved Transport Connections

Note that the appraisal of Policy SLE4 in Table B4 of the 2013 SA Report included the potential SA effects of Policy SLE5 as well. Therefore, in order to be consistent with the 2013 SA, this matrix still includes reference to Policy SLE5, but has only made amendments to the SA findings in relation to the Main Modifications proposed for Policy SLE4.

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | N/A. Housing policies address the provision of housing. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | N/A. Any new development will need to comply with the relevant Theme 3 policies which include flood risk and SuDS policies. | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | Policy SLE4 supports modal shift and sustainable locations for employment and housing growth, which should include walking and cycling which support more active lifestyles. | |
| 4. To reduce poverty and social exclusion. | + | + | + | Policy SLE4 aims to deliver key connections, supports modal shift and supports sustainable locations for employment and housing growth. Reducing the need for people to travel and ensuring sustainable travel choices are available will support this objective by improving accessibility without the need for the provide car. The increase in accessibility should reduce social exclusion through providing a range of transport modes at a range of costs. | |
| 5. To reduce crime | 0 | 0 | 0 | N/A | |

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| and disorder and the fear of crime. | | | | | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | + | + | + | <p>Improved transport connections and sustainable travel choices which should be delivered by policy SLE4 supports the vitality of communities and accessibility of cultural facilities. Consideration will be given to the implementation of strategic cycle lanes which provide safe routes to schools and town centre locations.</p> <p>Policy SLE5 deals with mitigating the potential effects of the High Speed Rail 2 London to Birmingham rail line and this includes avoiding the severance of communities and protecting communities against noise intrusion. The High Speed Rail 2 London to Birmingham rail line is not proposed by this Local Plan but is a national infrastructure project.</p> | |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>Policy SLE4 supports this objective by aiming to deliver key connections, modal shift and sustainable transport locations. These measures should all help to improve accessibility to services and facilities. Provision of strategic cycle lanes providing safe routes to schools and town centre locations would support this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | + | + | + | <p>Policy SLE5 expects the implementation of HS2 to adopt sustainable procurement and construction methods.</p> <p>Supporting text to Policy SLE 4 cross references joint working with the County Council, Oxford Airport and Civil Aviation Authority when considering any proposals. The LTP which provides the strategic framework for transport in the County aims to reduce the impact of transport on the environment, which should include the construction phase.</p> | |
| 9. To reduce air pollution including reducing greenhouse | + | + | + | <p>Policy SLE4 should help to reduce per capita greenhouse gas emissions and air pollution by supporting new transport links, modal shift and</p> | |

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| | S | M | L | | |
| gas emissions and ensure the district is ready for its impacts | | | | <p>sustainable locations for employment and housing growth.</p> <p>Policy ESD1: Mitigating and Adapting to Climate Change would help transport proposals supported by SLE4 to address pollution and greenhouse emissions.</p> <p>Policy SLE5 requires the implementation of HS2 to adopt sustainable procurement and construction methods.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | 0 | 0 | 0 | <p>Neutral effect. The biodiversity impacts of transport connections promoted through the LTP will be assessed separately, as a part of the LTP SEA or at the project level. No mention of biodiversity effects, including habitat severance is included in policy SLE5 relating to HS2. As HS2 is not proposed by this Local Plan – the mitigation for environmental impacts will be determined elsewhere - a negative effect is not recorded however, an enhancement measure is identified to improve policy SLE5 which is mitigating for the effects of HS2 on the district.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | 0 | 0 | 0 | <p>The assessment of proposals for transport improvements and connections referred to in SLE4 would need to take into account the environmental impact of the proposals including the impact on the purposes of the green buffer policy, if relevant. This approach would help to protect historic settlements and the openness of the surrounding countryside. Any proposals would also be subject to policy ESD16 to protect the historic environment. However, these are still only likely to minimise the impacts.</p> <p>The landscape and visual impacts of transport connections promoted through the LTP will be assessed separately, as a part of the LTP SEA or at the project level.</p> <p>Policy SLE5 aims to minimise the impacts of the HS2 including noise and visual intrusion.</p> | |
| 12. To reduce road | ++ | ++ | ++ | Policy SLE4 is likely to have a significant positive effect on this objective | |

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | | | | by setting out a number of measures specifically aiming to deliver key connections, modal shift and sustainable transport locations. These measures should help to reduce travel distances and the need for travel by car and lorry. The policy now requires new developments to facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling and states that encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported, and the policy makes specific reference to actions to ensure that the impacts of growth at Bicester and Aylesbury on the A41 are fully addressed and appropriate mitigation considered. The supporting text includes reference to a number of projects to improve connections within the district, including by sustainable methods, and also now refers to financial contributions from new development in Banbury/Bicester to mitigate the transport impacts of development. This is aimed at supporting the delivery of the infrastructure and services needed to facilitate travel by sustainable modes in and around the town, whilst also enabling improvements to be made to the local and strategic road and rail networks. The plan supports expansions to the existing railway stations at Banbury and Bicester and in the villages to provide critical access to the wider rail network. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | 0 | 0 | 0 | N/A | |

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | <p>Policy SLE5 expects the implementation of HS2 to adopt sustainable procurement and construction methods.</p> <p>Policy SLE4 supports the implementation of proposals in the Movement Strategies and the LTP.</p> <p>Supporting text to Policy SLE 4 cross references joint working with the County Council, Oxford Airport and Civil Aviation Authority when considering any proposals.</p> | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | N/A | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>Policy SLE4 supports the improvement of transport connections, requires growth to be in sustainable locations and improve modal shift which should help to reduce fuel use in private vehicles.</p> <p>Policy ESD1: Mitigating and Adapting to Climate Change would help transport proposals supported by SLE4 to address pollution and greenhouse emissions.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>Policy SLE3 and SLE4 support this objective by supporting sustainable locations for employment and housing growth, which should therefore help to improve accessibility to employment.</p> | |
| 18. To sustain and develop economic growth and innovation, | + | + | + | <p>Policies SLE4 and SLE5 both support the economy of the district. Policy SLE4 will help improve journey times, accessibility and modal choice within the district. Policy SLE5 aims to maximise economic and social</p> | |

Policy SLE 4: Improved Transport Connections – Main Modification 27 (Part of Theme 1: Developing a Sustainable Local Economy)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| an educated/ skilled workforce and support the long term competitiveness of the district. | | | | benefits of the HS2 for the district. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | Policy SLE4 will help to support this objective by improving transport connections, particularly rail access, to the district, with the potential to bring in tourists to the area. Policy SLE5 aims to minimise adverse effects of HS2 on the economy of the district (including agricultural land holdings) and maximise potential benefits for communities. | |

Bicester 1: Northwest Bicester Eco-Town

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | <p>The proposals for the North West Bicester site would contribute up to 6,000 homes (at least 3,293 to be delivered within the Plan period) with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix)</p> <p>The policy requires homes to be constructed to a minimum of Level 5 of the Code for Sustainable Homes, and use low embodied carbon in construction materials. Layout of housing is to achieve Building for Life 12 and Lifetime Homes standards.</p> <p>The policy requires the provision of extra care housing.</p> <p>Overall, Policy Bicester 1 will make a significant contribution to the objectively assessed need.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment | 0 | 0 | 0 | <p>The River Bure and three un-named tributary watercourses have been identified within the allocated site. The River Bure is the main river due to the flood alleviation function it performs and is represented by EA Flood Zones 2 and 3.³⁴⁶ However, the majority of the allocated site lies in Flood Zone 1 and therefore is at low flood risk.</p> <p>Given the size of the Site, an FRA is needed and a requirement is outlined in the policy.</p> <p>The policy requires a contaminated land assessment to be undertaken to determine the extent of any potential risk with infiltration techniques.</p> <p>Given the policy requirement to provide 40% of the total areas as greenspace there is potential for extensive SuDS.</p> <p>The required Water Cycle Study accompanying the Masterplan will</p> | |

³⁴⁶ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| | S | M | L | | |
| | | | | include surface water management to avoid increasing the risk of flooding. Proposals for the site should include a flood risk assessment. Therefore a negligible effect against this objective is identified overall. | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ++ | ++ | ++ | <p>The majority of the allocated site lies within Caversfield ward, with a portion also in the Ambrosden and Chesterton ward and the Bicester West ward.</p> <p>Caversfield has an existing deficiency in children’s playspace, tennis courts and allotments. Ambrosden and Chesterton has existing deficiencies in children’s playspace and tennis court provision. Bicester West ward has existing deficiencies in natural/semi-natural and amenity greenspace, children’s playspace, tennis courts and allotment provision.³⁴⁷</p> <p>There is the potential to improve health and well-being of the population. The LSCA identified a medium – high potential to provide both formal and informal recreation within the site as part of a wider scale development involving residential and commercial use.³⁴⁸</p> <p>The policy requires provision of a 7 GP surgery and a dental surgery.</p> <p>The policy requires walking and cycling to be key methods of transport for the development, supporting healthy lifestyles. Proposals need to set out how they would achieve the key standards of Ecotowns PPS and Eco Bicester One Shared Vision. The required transport strategy will cover walking and cycling.</p> <p>The policy requires 40% of the site’s area to comprise green space of which at least half will be publicly accessible and include sport pitches, parks and recreation, allotments and land to allow the local production of food.</p> <p>The policy commits developers to providing sustainable communities in</p> | |

³⁴⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³⁴⁸ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | S | M | L | | |
| | | | | terms of employment, schools and local services including health care. Therefore, overall, a significant positive effect against this objective is recognised. | |
| 4. To reduce poverty and social exclusion. | + | + | + | Deprivation currently not a major issue within the area. The policy requires the provision of affordable housing and extra care housing with mixed tenure which will contribute towards addressing social exclusion. The policy requires each neighbourhood of approximately 1000 houses to have a community meeting space suitable for a range of community activities including provision for older people and young people will help to reduce social exclusion. There is no way of determining whether the minimum 3000 jobs (within the plan period) outlined in the policy would reduce poverty or social exclusion. The policy requires an economic strategy is to be submitted with proposals to demonstrate how access to work is to be achieved. Therefore, overall, a minor positive effect is identified for this objective. | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | The whole site area is currently greenfield; therefore there may be a rise in crime on this site against the baseline. However, the policy requires proposals to comply with Policy ESD 16: The Character of the Built and Historic Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall. | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell | ? | ? | ? | The development of the allocated site as an eco-town would provide new mixed uses and a range of housing tenures. As a strategic housing site, the policy requires a minimum of 45 self-contained extra care dwellings to be provided. The policy provides opportunity for self-build affordable housing and the layout to achieve Building for Life 12 and Lifetime Homes standards. | Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the eco-town, in particular in |

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---|
| | S | M | L | | |
| community | | | | <p>The policy requires the provision of local centre hubs to provide community facilities such as places of worship, support for cultural activities including the arts and also public art within the development and facilities for older people and young people, providing each neighbourhood of approximately 1000 houses with community meeting space suitable for a range of activities, including provision for older people and young people.</p> <p>Enhancing the townscape and public realm is uncertain, dependent on design but a development up to 6,000 units in greenfield is likely to have an impact.</p> <p>Development would result in increased traffic and noise compared to the current situation. In addition, a railway line bisects the allocated site, which may represent a source of noise impact. It is uncertain at this stage whether it will improve the satisfaction of people with their neighbourhoods as places to live.</p> | relation to the railway line (such as positioning private gardens away from railway lines) or planting vegetation along strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The allocated site is located on the edge of Bicester at some distance from the town centre. However, the mixed use development and centre hubs proposed in the policy will provide for a mix of uses including retail, employment, community and residential provision. The policy requires education, health care, community and indoor sports facilities in local centres and opportunities for co-location are welcomed. Following eco-town principles, the policy requires good provision of footpaths and cyclepaths, and bus stops should help make services and facilities accessible.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials | -- | -- | -- | <p>The site is essentially greenfield land in agricultural use with some isolated farm buildings and a railway line so it does not perform well in regard to the reuse of PDL because it is such a large site. However, it is recognised that a development of this magnitude may not be able to be situated in a suitable area of brownfield land. The re-use of soils is sought by policy ESD10, but is not a requirement for development proposals.</p> | |

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---------------------------|
| | S | M | L | | |
| from buildings, and encouraging urban renaissance. | | | | <p>The policy requires dwellings to be constructed to a minimum Code for Sustainable Homes Level 5, and non-residential buildings to be BREEAM 'Very Good' with the capability of achieving BREEAM 'Excellent' and therefore promotes sustainable design and construction practices and use of recycled building materials and the use of low embodied carbon in construction materials.</p> <p>Although the policy requires assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 3 soils.</p> <p>The policy requires the retention and respect for important existing buildings and heritage assets.</p> <p>Overall, a significant negative effect is acknowledged for this objective.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | ++ | ++ | ++ | <p>As an Eco-town, the policy requires a Transport Assessment and Travel Plan. The layout must make provision for and prioritise non-car modes and encourage a model shift from car use to other forms of travel.</p> <p>The policy requires at least 50% of journeys made from the site will be expected to be by means other than the car.</p> <p>NPPF requires Plans to protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Developments should give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.</p> <p>As an Eco-town, the policy requires the proposal to mitigate climate change, with an onus on renewable energy and zero carbon. Design standards require the use of low embodied carbon in construction materials.</p> <p>Overall, as an Eco-town, a significant positive effect is recognised for this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are areas of BAP priority habitat located on either side of the railway line and some further isolated patches of BAP priority habitat in the northern and southern areas of the allocated site. Significant residential development in close proximity to protected habitats could</p> | |

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>increase the potential for direct and indirect recreational impacts within the vicinity of the site. The policy does require habitat creation to achieve linkages with existing BAP habitats.</p> <p>Whilst this landscape possesses some ecological and wildlife value, the potential diversity is limited with medium – low sensitivity.³⁴⁹ This is due to the 'mosaic' of habitats across the site, the presence of badgers and the potential presence of bats, great crested newts and common lizard; the latter being a BAP priority species within Oxfordshire.</p> <p>The policy requires biodiversity projects to be developed as part of the Masterplanning process and proposals must provide a biodiversity strategy and demonstrate a net gain in biodiversity including the creation of a local nature reserve. The policy requires a Landscape and Habitats Management Plan.</p> <p>NPPF requires the planning system to minimise impacts on biodiversity, provide net gains where possible and contribute to halting the decline in biodiversity.</p> <p>There are some small areas of BAP habitat and some notable species on the Site. The policy requires new and improved linkages between these BAP priority habitats.</p> <p>It is considered that the areas of greater biodiversity interest may be able to be accommodated within the eco-town development and linkages improved, resulting in a minor positive effect against this objective overall.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic | + | + | + | <p>The site is located within Natural England National Character Area 107: Cotswolds. At county level, the site is identified as being in the Wooded Estatelands Landscape Type. At a local level, the site is identified as being located within the Oxfordshire Estate Farmlands character area.³⁵⁰</p> <p>The landscape sensitivity has been assessed as medium sensitivity and the visual sensitivity has been assessed as medium-low sensitivity.</p> | |

³⁴⁹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

³⁵⁰ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| environment. | | | | <p>There is a medium to high capacity for residential and employment uses within a mixed-use development in keeping with the adjacent residential area to the south east and not significantly altering the overall landscape character of the wider area.³⁵¹</p> <p>There are two (Grade II) listed buildings on the site, at Home Farm and Himley Farm.³⁵² The Grade I listed Church of St Peter and the Grade II* listed Church of St Lawrence are both located to the north of the site. Significant development within the large site could have an impact on the setting of these important historic buildings. It is also important to consider impacts (positive and negative), upon the wider area including the historic town centre and other significant heritage assets such as RAF Bicester.</p> <p>This historic town of Bucknell lies to the north west of this site. Green Buffer 8: Bucknell is proposed between the northern edge of this site and Bucknell, extending from the Chiltern Mainline railway to the west to the B4100 to the east. Green Buffer 8 helps protecting the setting of the village, its approaches and historic features.³⁵³</p> <p>The policy requires proposals to comply with Policy ESD16, maintaining visual separation between outlying settlements and the Bicester, reinforcing connections with the outlying landscape and increase opportunities for recreation within the open countryside. It also requires a comprehensive Masterplan for the whole area to be approved by CDC prior to planning permission being granted. The policy requires consideration to be given to maintaining visual separation with outlying settlements, and connections with the wider landscape to be reinforced. Development proposals should be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> | |

³⁵¹ WYG (September 2013) Bicester Landscape Sensitivity and Capacity Assessment

³⁵² English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

³⁵³ Final draft Bicester Green Buffer Report Evidence Base, 2013

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | The overall assessment is that a minor positive effect is anticipated. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Development of this greenfield site would result in increased traffic. However, it is anticipated that an Eco-town would introduce a high level of self-containment and sustainable transport measures, designed to reduce car use under its Eco-town principles.</p> <p>The policy requires travel plans to be undertaken for the Site and homes to be within a 10 minute walk of frequent public transport and neighbourhood services. Access to and through the Eco-town should give priority to walking, cycling and public transport modes.</p> <p>The policy requires the design of the Eco-town to enable at least 50% of trips originating from the site to be made by modes other than the car, resulting in a minor positive effect overall.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | ++ | ++ | ++ | <p>The policy requires zero carbon development, the use of low embodied carbon, locally sourced in construction materials, Code for Sustainable Homes level 5 and BREEAM 'Very Good' to 'Excellent'.</p> <p>The policy requires real time energy monitoring systems. Consideration should also be given to smart energy management systems. Water neutral development is sought in the policy. Development proposals will demonstrate how these requirements will be met. The policy requires development to be in compliance with policy ESD3: Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use).</p> <p>The policy requires provision of allotments helping home food production, resulting in a significant positive effect overall.</p> | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | ++ | ++ | ++ | <p>The policy requires the site to be developed by Eco-town PPS Standards with sustainable waste and resources covering both domestic and non-domestic waste.</p> <p>The policy requires waste infrastructure for 1 accessible bring site per 1,000 population to help reduce waste and a waste strategy. Provision for sustainable management of waste both during construction and in occupation shall be provided, which should reduce the generation of</p> | |

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>waste, and help to increase recycling.</p> <p>The policy requires Code for Sustainable Homes Level 5 sustainable waste management and a reduction in waste arisings per capita.</p> <p>Therefore, a significant positive effect is recognised.</p> | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | + | + | + | <p>The Town Brook, to the east of the Site is currently classified as 'At Risk' by the EA. The current ecological quality is assessed as being 'moderate' and is predicted to be so in 2015 also.</p> <p>Underlying aquifer is predicted to be good for quantitative quality but poor for chemical quality.</p> <p>The policy for Northwest Bicester requires water efficiency measures to improving water quality in the locality.</p> <p>Utilities and infrastructure shall allow water neutrality on the site. The policy requires a Water Cycle Study covering water efficiency and demand management, protection and improvement of water quality, WFD compliance, surface water management to avoid flood risk will support the achievement of this objective, resulting in a minor positive effect against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | ++ | ++ | ++ | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The allocated site is large in size and could accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. Although, at this stage, the type of renewable energy is unknown subject to the recommendations of an Energy Strategy and viability studies.</p> <p>The policy requires homes to have real time energy monitoring systems, with the potential to help reduce consumption. Furthermore, the policy requires proposals to consider smart energy management systems which would contribute to increased efficiency.</p> | |

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | Therefore, overall, it is likely that the site would have a significant positive effect against this objective. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is large scale (over 50 ha) and therefore would be able to accommodate approximately 10 ha of commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. The policy outlines the site's potential to provide at least 3,000 jobs within the plan period. Policy requires economic strategy, details of which should remove uncertainty from the impact assessment. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads will be constructed ensuring that the sites new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Therefore, significant positive effects are identified overall.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large scale (over 50 ha) and therefore would be able to accommodate approximately 10 ha of commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>The policy outlines the site's potential to provide at least 3,000 jobs within the plan period. Policy requires economic strategy, details of which should remove uncertainty from the impact assessment and generating significant positive effects overall.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | <p>Northwest Bicester is the UK's first Eco-town and has the potential to attract visitors with interest in green industries and sustainable development. The Eco Bicester Demonstration Building (EBDB) at Garth Park has attracted over 3,000 visitors (on average 200 per month), making it one of the leading visitor attractions in Bicester.³⁵⁴</p> | |

³⁵⁴ Demonstration Building Progress Report", Cherwell District Council, 30 May 2013.

Bicester 1: Northwest Bicester Eco-Town - Main Modification 71 (374 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | The policy requires the development to seek to include visitor attractions at the development. Therefore, a minor positive effect is recognised for this objective overall. | |

Bicester 2 – Graven Hill

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | The site has capacity to contribute 2,100 homes, with 30% as affordable. The policy also makes provision for extra care housing and the opportunity for self-build housing. This would make a significant contribution to the objectively assessed need. | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The site is located within flood zone 1. Approximately five small ordinary watercourses, which provide drainage for the agricultural land, run through the north western area of the site which could present a flood risk if their channel capacities were exceeded.³⁵⁵</p> <p>The policy requires the adoption of a surface water management framework to reduce run off to greenfield rates, and requires the consideration of the requirements in the Council’s SFRA including the use of SuDS in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS). It also requires development to take account of flood compensation works within the site.</p> <p>Overall, this objective is likely to have a negligible effect on this objective.</p> | |

³⁵⁵ URS (September 2012) *Cherwell District Council Level 2 SFRA prepared for: Cherwell District Council*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The majority of the site lies within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision.³⁵⁶</p> <p>The LSCA conducted for the site recognises the site’s medium capacity for informal recreational uses and medium to low capacity for formal recreation.³⁵⁷ The area to the north of the site is described as having low capacity for recreation.³⁵⁸</p> <p>The policy includes for the provision of health care services on the site, as well as extra care housing. It also provides for the provision of public open space and management of recreational access to Graven Hill woodland to promote recreational tourism and health benefits.</p> <p>The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p> <p>Therefore there is the potential to improve health and well-being of the population via this policy. Overall, a minor positive effect is anticipated.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>This is a large site capable of contributing to housing needs and employment in the District. The site is not in or adjacent to an area of deprivation. However, job creation through the significant employment provision is proposed. New housing will also be provided. The policy encourages the community self-build affordable housing scheme which could provide local unemployed people with transferrable building skills. Although the achievement of this objective will depend on implementation, a minor positive is identified.</p> | |
| 5. To reduce crime and disorder and the | + | + | + | <p>The site is partially comprised of previously developed land, used by the Ministry of Defence, with some warehouses and office space; however, it</p> | |

³⁵⁶ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

³⁵⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁵⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| fear of crime. | | | | <p>is assumed that there is currently no record of crime on the site and there may be a rise in crime on this site against the baseline.</p> <p>The policy promotes development that with a high degree of integration and connectivity between new and existing communities. There are no specific measures included for reducing crime and the fear of crime. However, policy ESD 16: The Character of the Built and Historic Environment requires development proposals to achieve Secured by Design accreditation and a minor positive effect is identified.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | - | - | - | <p>Minor negative effects are identified as the A41 on the north east boundary and railway line on the north west boundary could represent significant noise sources. In addition, the development of the site is likely to result in increased traffic and noise. Mitigation measures may not be able to fully alleviate the noise issues.</p> <p>The site consists of mainly previously developed land. Its redevelopment could improve the integration of the site with Bicester and provide services and facilities in association with residential and employment. However, the effect would depend on the detail of the proposals.</p> <p>Final draft Landscape capacity and sensitivity assessment (LSCA, 2013) considers the site to have a medium capacity for residential, employment, recreational and woodland uses subject to the site being released by the MoD. Policy requires that the development respects landscape setting of the site and provides significant green infrastructure. The development could therefore be an improvement to the existing MoD site. The policy requires the provision of public art.</p> | Mitigation: development should promote sustainable design to manage potential noise and traffic impact. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies approximately 1.3 km south of Bicester town centre. It lies some 500m south of an area of existing residential development and approximately 1 km south of an existing school and 1km south of a railway station.</p> <p>Development of the site would improve its accessibility to existing services and facilities and the policy proposes public open space to form a well-connected network of green areas and increase links beyond the</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | development site and the local centre is to include retail, health care services and community facilities. The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities. Therefore, the site could potentially contribute significantly positively to the achievement of this objective. | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | The site is identified as Grade 4 (poor) agricultural land, and as a former MOD site it is mainly (two thirds) comprised of previously developed land. There are also warehouse buildings with some office space located on the site. ³⁵⁹ The policy requires the remediation of contaminated land and the recycling and potential reuse of demolition materials where possible. | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is located approximately 1.3km south of Bicester town centre and some 1km from a railway station. There is also potential to use the rail infrastructure in and near the site. The existing MoD railway could be retained for employment site dependent on type of employment proposed and proximity of sensitive receptors.</p> <p>Walkable neighbourhoods to be provided on site. Pedestrian and cycling crossings required across A41 as well as transport connectivity across the site.</p> <p>The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p> <p>The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities.</p> | |

³⁵⁹ Defence Infrastructure Organisation/Amec, *Redevelopment of MOD Bicester Environmental Statement Volume 1: NTS*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | Exemplary compliance with sustainable construction standards for Bicester is required, in order to demonstrate climate change mitigation and adaptation measures. | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>The Graven Hill Local Wildlife Site is located on the site and contains Ancient Woodland (a UK BAP habitat) as well as the following valuable habitats and species: broad-leaved woodland, ponds, hedgerows, badger, bat species, polecat, dormouse, great crested newt, common lizard, grass snake, breeding birds, invertebrate species and common spotted orchid. Without adequate mitigation, development of the site could result in the degradation of the Local Wildlife Site present. Great Crested Newts have been found on the site and their terrestrial and aquatic habitats are likely to be lost. Reptiles have also been found on site. Records of several bat species have been made on site, and evidence of roosts on site, and dormouse as well as notable species of invertebrates³⁶⁰. Outside of the LWS and within the proposed development area there are UK Biodiversity Action Plan Habitats, including: Broadleaved woodland, Dense/continuous scrub, Coniferous woodland³⁶¹,</p> <p>Bicester Wetland Reserve Local Wildlife Site is located adjacent to the western site boundary, on the west side of the railway line.³⁶²</p> <p>The ecological sensitivity of site BI201 to redevelopment is considered to be medium/low³⁶³ and the more recent addendum to the LSCA identifies the land to the north of Site BI201 within sites BI211 and BI223 as being of low ecological sensitivity.³⁶⁴</p> <p>The site, including the Ancient Woodland (used for cross country running³⁶⁵), has already been used by the MOD and so there is already a</p> | <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> |

³⁶⁰ Defence Infrastructure Organisation/Amec 'Redevelopment of MOD Bicester Environmental Statement Volume 1: Non-technical Summary' (BIC/OPA/DOC/08) September 2011.

³⁶¹ Oxfordshire County Council (Ecology), Consultation Response to the Local Plan Proposed Submission August 2012, (29th August 2012 to 10th October 2012).

³⁶² Thames Valley Environmental Research Centre, available from: <http://www.tverc.org/cms/content/tverc-data>

³⁶³ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁶⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁶⁵ Defence Infrastructure Organisation/Amec 'Redevelopment of MOD Bicester Environmental Statement Volume 1: Non-technical Summary' (BIC/OPA/DOC/08) September 2011.

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | certain level of disturbance occurring to the woodland and legally protected species. The policy promotes development which respects the need for wildlife corridors ('green fingers') which will reach beyond the development boundary to the woodland and open areas of Graven Hill. A network of greenspace is to be provided on the site, and this should include the most biodiverse areas of the site, and the policy promotes the appropriate treatment of protected habitats and species on site and the creation and management of new habitats to achieve an overall net gain in biodiversity and the sensitive management of recreational access to Graven Hill woodland. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Areas: Upper Thames Clay Ales and Cotswolds. At a county level, OWLS identifies the site as being primarily in the Wooded Hills Landscape Type with isolated areas within the Alluvial Lowland and Clay Vale Landscape Types.³⁶⁶</p> <p>The September 2013 LSCA states that site BI201's combined landscape sensitivity is considered to be medium – low, while the combined visual sensitivity of the site is medium – high for the majority of the site.³⁶⁷</p> <p>The site is considered to have a medium potential to accommodate residential development on the lower slopes of the hill whilst maintaining the visual separation with Graven Hill Wood. It is considered that the location of residential development would be more appropriate on the northern facing slopes of Graven Hill as this would maintain a visual connection with Bicester itself. There is medium potential for light industry employment located within the southern areas of the site where large areas of storage/hard standing and industrial type units currently exist.</p> <p>The most recent addendum to the LSCA described the land to the north of BI201 (Site BI211 and BI223) as being of a low visual sensitivity with</p> | |

³⁶⁶ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

³⁶⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--------------|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>medium to high capacities for residential and employment development.³⁶⁸</p> <p>There are no listed buildings on the site. Off-site, there are two scheduled monuments near to Graven Hill; Alchester Roman Town and Wretchwick deserted medieval settlement. There are two national monument records on the site, near the summit of Graven Hill.³⁶⁹</p> <p>The Final Draft Bicester Green Buffer Report 2013 proposes Green Buffer 4: Ambrosden. This extends between this site and Ambrosden village. The report indicates that the purposes of the green buffer are to prevent coalescence and maintain a gap between Ambrosden and the future edge of Bicester, maintain the separate identity and rural setting of the village, and protect the approach to the village from the north. Historical value of military buildings being assessed by EH. Initial findings are that only 2 groups of buildings are being considered for Statutory listing. The landscape character of the wider area is open, particularly in views from the west and, within the site, there is an open campus character of pavilion buildings set within grassed areas with occasional trees dotted around, some avenue planting and some screening along the western boundary.</p> <p>Policy requires appropriate treatment of on-site and offsite heritage assets, including its archaeological interest, and their settings mentioning listed buildings, archaeological interest of area, heritage significance of MOD site. Policy requires mitigation of visual effects of employment buildings and protection of the character, appearance and setting of Langford Park Farm. Development proposals are to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>The policy requires that the local landmark of Graven Hill can be opened up for public access, with access to the woodland being sensitively</p> | |

³⁶⁸ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁶⁹ English Heritage website: <http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=graven%20hill&search=ALL&sort=4&recordsperpage=10>

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | managed. A minor positive is identified. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Although any development on the site would be likely to increase traffic volumes, the site is located in close physical proximity to Bicester (1.3 km south of Bicester town centre and some 1 km from a railway station) and to the A41. The policy aims to maximise the transport connectivity in and around the site, as well as possibly providing a peripheral road and ensuring that the site will function as a relief road for Bicester, enabling through traffic to bypass the Tesco/Bicester Village roundabout.</p> <p>The environmental impact of a relief road will part of an assessment of potential routes and/or any other transport measures proposed by the Highways Authority to support the provision of this site and overall growth at Bicester. Traffic impacts on A41 and other roads from the development will need to be assessed in determining a planning application Use of rail tracks on site to serve the commercial elements of the development Walkable neighbourhoods to be provided on site. Policy requires enhancing green modal accessibility to be provided. Pedestrian and cycling crossings required across A41 as well as transport connectivity across the site. The policy requires engineered pedestrian and cyclist connectivity to the A41 underpass to facilitate potential routes to the town centre.</p> <p>The policy requires that a Travel Plan is prepared in relation to the new development, to enhance links between new and existing communities. The policy requires the provision of new footpaths and cycleways linking the site to existing networks and good accessibility to public transport including the provision of a bus route through the site with buses stopping at the railway stations and new bus stops on site.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced | + | + | + | <p>The development will need to be in compliance with policy ESD3: Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). The policy requires provision of allotments thus helping home food production.</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---------------------------|
| | S | M | L | | |
| and local products. | | | | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | No provision is made in the policy for sustainable waste management however, this is covered by Policy ESD3. Policy ESD3: Sustainable Construction (as proposed to be modified by MM 57) requires all new residential development to incorporate sustainable design and construction technology to achieve zero carbon development, as well as reducing waste and pollution and making adequate provision for the recycling of waste. This will encourage sustainable waste management and a reduction in waste arisings per capita. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | + | + | + | Approximately five small watercourse tributaries of Langford Brook run through the north western region of the site. No reference is made to sustainable water management within the new development. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the 'highly vulnerable' aquifer from development. (Level 2 SFRA Addendum, September 2012). The policy requires the adoption of a surface water management framework, includes recommendations from the Level 2 Strategic FRA and Level 2 SFRA Addendum September 2012, and cross-references SuDS Policy ESD7. | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | The development will need to be in compliance with policy ESD4 and Policy ESD5 and provide a feasibility assessment for District Heating or Combined Heat and Power and a feasibility assessment of the potential for significant renewable energy provision. | |
| 17. To ensure high and stable levels of employment so | ++ | ++ | ++ | The site will include 26 ha of employment land, comprising town centre and commercial uses, which will provide approximately 2,000 jobs and will help promote accessible employment opportunities. | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| everyone can benefit from the economic growth of the district. | | | | | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | Employment to be provided on site. Approximately 2,000 jobs to be provided on site. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | Potentially some local tourism through enhanced access to the woodland. Potential heritage interest from retaining MoD buildings or infrastructure. | |

Bicester 10 – Bicester Gateway

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1 Businesses uses and high tech industries.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The eastern part of the full extension site is in Flood Zones 2 & 3 but this should be acceptable given its proposed non-sensitive uses. There is also a watercourse which runs through the west edge of the site which may present a flood risk.³⁷⁰ However, no historical incidents of surface water flooding have been reported in this area.³⁷¹</p> <p>Under the NPPF, B1 Business use development is classified as 'less vulnerable' and is considered appropriate in Flood Zones 1 and 2, and 3a.</p> <p>The policy requires the provision of blue corridors on the eastern parts of the site to provide open space near water courses. The policy also requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically infiltration SuDS techniques and combined infiltration and attenuation techniques, taking account of the Councils Strategic Flood Risk Assessment.</p> <p>The policy also requires that buildings, where possible, are located away from areas of high risk flooding but where necessary the areas should be made safe without increasing flood risk.</p> <p>Therefore, overall, the site is likely to have a negligible effect against this objective.</p> | |

³⁷⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

³⁷¹ URS (August 2014) *Level 2 SFRA Second Addendum*

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| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | + | + | + | <p>The site lies within Ambrosden and Chesterton ward Ambrosden and Chesterton has existing deficiencies in children’s play space and tennis court provision³⁷². However, children’s play scape is unlikely to be provided as part of a non-residential scheme.</p> <p>The site is not appropriate for recreational development as it is currently relatively inaccessible to residential areas in the surrounding context and development would not merge with the surrounding landscape context. There is a Low capacity for formal and informal recreational development.</p> <p>The site lies approximately 1.5km south of Bicester town centre, and 1km south of Bicester Village.</p> <p>The policy requires the provision of blue corridors within the flood plain on the eastern parts of the site for informal recreation and ecological benefit in order to enhance the green infrastructure network at Bicester.</p> <p>There are no public rights of way within the site that would provide access to the surrounding countryside. However, National Cycle Route 51 runs adjacent along the western boundary of the site, which could have the potential to improve health and well-being by promoting the cycle route to the site.</p> <p>Overall, the policy is likely to have a minor positive effect against this objective.</p> | <p>Enhancement: development should include recreational routes connecting the site to the cycle network.</p> |
| <p>4. To reduce poverty and social exclusion.</p> | ? | ? | ? | <p>There is good potential to accommodate commercial or light industry within the site, whilst capacity for residential uses is low.³⁷³ Therefore, the site has the potential to provide new employment opportunities which will help to reduce poverty and social exclusion in the District, particularly as the policy states that approximately 3,500 jobs will be created.</p> <p>The policy requires the provision for safe pedestrian access from the A41 including facilitating the provision of new footpaths and cycleways that link with existing networks to maximise walking and cycling links between the site and adjoining development sites. The policy also requires the accommodation of bus stops to link the development to the wider town.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will</p> | |

³⁷² Cherwell District Council (July 2008) Green Spaces Strategy Background Document

³⁷³ WYG (August 2014) Banbury Landscape sensitivity and Capacity Assessment Addendum

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| | | | | have a positive effect on reducing poverty and social exclusion. | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | - | - | - | <p>The A41 is located close to the western boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p> | Mitigation: Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located approximately 1.5km from Bicester town centre and 1km from Bicester Village, and some 200 metres from South West Bicester Phase 1 (residential development plus services and facilities) which is currently under construction. It is some 500 metres from Bicester 4 – Bicester Business Park which has planning permission for offices and a hotel.</p> <p>The site is currently accessible by means of National Cycle Route 51.</p> <p>The policy requires the provision for safe pedestrian access from the A41 including facilitating the provision of new footpaths and cycleways that link with existing networks to maximise walking and cycling links between the site and adjoining development sites, and potential links could be created to Bicester town centre, Bicester Villages and Wyevale Garden Centre. The policy also requires the accommodation of bus stops to link</p> | Mitigation: Include provision of amenity services such as food shops and on site. |

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| | | | | <p>the development to the wider town.</p> <p>While development of the site would improve its accessibility to existing services and facilities, no facilities or services are planned for the site. Therefore, only a minor positive effect is acknowledged overall against this objective.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | -- | -- | -- | <p>The site is greenfield land and predominantly occupied by open grassland and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, while the policy requires an assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 4 soils.</p> <p>Therefore, overall, a significant negative effect is identified.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | + | + | + | <p>The site is located within 1.5-2 km of Bicester town centre. There is no Air Quality Management Area in Bicester. There is potential for good connectivity given the site's location and range of existing, under construction and proposed uses nearby, which would limit the need to travel.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, to create a linked network of cycle and footways to provide a high degree of integration and connectivity between new and existing development, and the accommodation of bus stops to link the development to the wider town.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| <p>10. To conserve and enhance and create resources for the district's biodiversity</p> | - | - | - | <p>The southern half of the site is a District Wildlife Site (Promised Land Farm Meadows). The eastern boundary is also within 200m of Bicester Wetland Reserve. The site potentially services as a resource for the Bicester Wetland Reserve. Due to the associations with surrounding</p> | |

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| | | | | <p>designations and the District Wildlife Site within the site area, the site is valued as medium to low sensitivity.³⁷⁴</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity. However, the policy requires the flood plain in the eastern parts of the site to be used for informal recreational and ecological benefit in order to enhance Bicester’s green infrastructure network.</p> <p>The policy also requires adequate investigation of the protection of and management of priority and protected habitats and species on site given the ecological value of the site, with biodiversity preserved and enhanced. Ecological surveys should also be undertaken, investigating the cumulative impacts of development at this site and at other sites on the Local and District Wildlife Sites in the vicinity.</p> <p>Overall a minor negative effect is expected.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district’s countryside and historic environment.</p> | - | - | - | <p>The site is located within Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³⁷⁵</p> <p>The landscape sensitivity of the site is assessed as being medium, and the visual sensitivity is assessed as being medium to low.³⁷⁶</p> <p>The site has a Low capacity for residential development. However, there is a good potential to accommodate commercial or light industry with limited impact upon the surrounding area. The capacity of the site for employment development is high.³⁷⁷</p> <p>The southern boundary of the site is adjacent to the Alchester Roman Site which is a Scheduled Ancient Monument. The sensitivity of cultural factors in this area is considered to be Medium to High.</p> <p>The policy requires conservation and enhancement of the setting of</p> | |

³⁷⁴ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁵ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁶ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

³⁷⁷ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| | | | | <p>Alchester Roman Town Scheduled Ancient Monument and the setting out of opportunities to better reveal its significance. The policy also requires provision for a staged programme of archaeological work in liaison with statutory consultees, given the archaeological potential close to the site. It also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Therefore, overall, a minor negative effect is expected for this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located some 1.5 - 2 km from Bicester town centre. It is close to the A41 and the National Cycle Route 51 is located along the western site boundary. It is likely that traffic generated would be accommodated by the local road network. The site is located next to existing commercial and employment development and in close proximity to residential development services and facilities under construction at South West Bicester Phase 1. This could potentially reduce travelling distances and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, to create a linked network of cycle and footways to provide a high degree of integration and connectivity between new and existing development, and the accommodation of bus stops to link the development to the wider town. The policy also specifically requires provision for safe pedestrian and cyclist access from the A41, resulting in a minor positive effect against this objective overall.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p> | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p> | |
| 15. To maintain and | 0 | 0 | 0 | <p>There is a watercourse just beyond the site to the east.</p> | |

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| <p>improve the water quality of the district's rivers and to achieve sustainable water resources management</p> | | | | <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, infiltration SuDS techniques and combined infiltration and attenuation techniques, taking account of the Councils Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to maintain run off at greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| <p>16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district</p> | + | + | + | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district.</p> | ++ | ++ | ++ | <p>The site is recognised as having a medium to high capacity for employment development. The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1 Businesses uses and high tech industries, resulting in approximately 3,500 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the</p> | ++ | ++ | ++ | <p>The site is proposed for commercial and industrial development to create around 3,500 jobs. This will generate long term employment and training opportunities in the area.</p> | |

Bicester 10 – Bicester Gateway – Main Modifications 82-84

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| district. | | | | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre. However, there is some potential to enhance the cycle network and the heritage interest of the site, which may promote the location for visitors. However, there are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective. |

Bicester 11 –North East Bicester Business Park

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site has been proposed for employment uses and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>There are no surface watercourses located on the site. A small ordinary watercourse runs along the north eastern boundary and, Langford Brook, an upstream reach of the River Ray, lies in close proximity to the eastern boundary of the site. These could potentially present a flood risk. The EA’s uFMfSW map illustrates that an area covering around 5% of site BI11, in the southern corner, is at a high risk of flooding.</p> <p>The site is located within Flood Zone 1. EA Flood Zones 2 and 3 for Langford Brook cover much of the area to the south east outside the site boundary.</p> <p>The policy requires a Flood Risk Assessment to be undertaken and the use of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), specifically attenuation techniques due to the underlying geological composition and groundwater vulnerability, taking account of the recommendations of the Council's Strategic Flood Risk Assessment.</p> <p>Overall, a negligible effect is anticipated.</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within Launton Ward which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s play space and allotment provision.³⁷⁸</p> <p>A public footpath is located on the south eastern site boundary, and a network of paths is located to the north of the site.</p> <p>The site could be developed for formal recreation (medium capacity) in the form of sports pitches etc., as minimal grading works would be required. The implementation of high level flood lighting would not be appropriate as this would impinge upon the adjacent Conservation Area. Informal recreation could be enhanced within the area in the form of interconnecting footpaths with the surrounding areas although there is a limited and low potential for this.³⁷⁹ Therefore, there is the potential improve health and well-being of the population. However, the site is proposed for employment uses.</p> <p>The policy requires the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, to Launton Road and to services and facilities in Bicester’s wider urban area, and also the provision of structured open spaces. This may support the health and well-being of the population. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester’s urban area to the wider Public Rights of Way network.</p> <p>Overall a minor positive effect is expected for this objective.</p> | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The development proposed for the site will create approximately 1,000 jobs. The provision of jobs and the investment in the Bicester economy that this site should achieve, supports improving social exclusion by providing employment on this site and by supporting businesses</p> | |

³⁷⁸ Cherwell District Council (2008) *Greenspace Strategy Background Document*.

³⁷⁹ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>elsewhere in the town. This will also support reductions in poverty. The ability to achieve this is supported by the sites high capacity for employment development.</p> <p>The policy requires the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, and also the provision of structured open spaces. The policy also requires layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. Accessibility to public transport services should also be provided. This all supports reductions in social exclusion.</p> <p>However, without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation; and layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Overall a negligible effect is expected.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community. | - | - | - | <p>The A4421 forms the south western boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise. The site is also located in close proximity to the airfield with may result in noise impacts. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to</p> | <p>Mitigation: development should promote sustainable design to manage potential noise and traffic impact. For example, including more planting of vegetation along site boundaries</p> |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p> | and strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities. | + | + | + | <p>The site is located approximately 2 km north west of Bicester town centre and in close proximity to existing employment and services in the north east area of Bicester. Development of the site would improve its accessibility to existing services and facilities. Therefore, the site could potentially contribute positively to the achievement of this objective.</p> <p>The policy promotes a high degree of integration and connectivity between new and existing development, and also requires connection with the existing footpath/cycle links around the site. These measures are likely to improve accessibility and decrease the need to travel.</p> <p>While development of the site would improve its accessibility to existing services and facilities, the site is only proposed for employment land uses, limiting the need for new school, health and leisure facilities within the site. Therefore, only a minor positive effect is acknowledged overall against this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site is greenfield land and predominantly occupied by open grassland and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, while the policy requires an assessment of agricultural land quality and a soil management plan may be submitted with the application, development still has the potential to remove Grade 4 soils.</p> <p>Overall, a significant negative effect is identified.</p> | |
| 9. To reduce air pollution including | + | + | + | <p>The site is located within 2 km of Bicester town centre. It is adjacent to the north eastern boundary of Bicester and in close proximity to existing</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| reducing greenhouse gas emissions and ensure the district is ready for its impacts. | | | | <p>employment, services and facilities in this part of the town.</p> <p>There is currently no designated Air Quality Management Area in Bicester. There is potential for good connectivity and use of sustainable transport modes given the site’s location and range of uses nearby as well as existing public rights of way and the nearby National Cycle Route, which would limit the need to travel.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan, and the provision of new footpaths and cycleways to connect with the existing footpath/cycleway links, and the provision of adequate cycle parking and access by other means than car. The policy also requires good accessibility to public transport services.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| 10. To conserve and enhance and create resources for the district’s biodiversity | + | + | + | <p>The mature overgrown hedgerows on the field boundaries and small area of woodland located adjacent to the A4421 do provide some diversity although this is limited. A stream is located along the east boundary. Residential development is ongoing adjacent to the roundabout in the south of the area. The sensitivity of the natural factors of the site is low.³⁸⁰</p> <p>There are no designations on the site and the site area is relatively absent of vegetation diversity due to the agricultural land use. Bicester Airfield Local Wildlife Site and Stratton Audley Quarry Local Wildlife Site (Containing the Stratton Audley SSSI) are located immediately north west of the site and Gavray Drive Meadows Local Wildlife Site is located to the southern boundary of the site.</p> <p>Much of the north west area of the site is screened by hedgerows on the northern boundaries and partial screening along the A4421.</p> <p>The site is greenfield; therefore any development on the site could have</p> | |

³⁸⁰ WYG (August 2014) Bicester Landscape Sensitivity and Capacity Assessment Addendum.

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>a negative impact on biodiversity. However, the policy requires ecological surveys to be undertaken to identify habitats and species of value and any mitigation measures required. Features of value should be preserved, retained and enhanced and the proposals should result in a net gain in biodiversity. The policy also requires development that respects that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Bicester.</p> <p>Therefore, overall, a minor positive effect is identified for this objective.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | - | - | - | <p>The site is located with Natural England National Character Area 108 Upper Thames Clay Vales. At a county level, OWLS identifies the site as being located within Clay Vale landscape character type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.³⁸¹</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a high potential to accommodate residential development without large scale loss of landscape features. The site has a medium capacity for employment development.³⁸²</p> <p>With regards to promoting the accessibility of the countryside, the public footpath crossing the site may be required to be diverted and development will result in an increased visual impact on users of the footpath running along the eastern boundary of the site. However, the policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester's urban area to the wider Public Rights of Way network.</p> <p>The site adjoins the RAF Bicester Conservation Area and adjoins the boundary of a Scheduled Ancient Monument (the bomb stores). Built development may adversely impact upon the openness of the surrounding area of the flying field, which is of crucial importance to</p> | |

³⁸¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

³⁸² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>the Conservation Area. However, the policy does require development to conserve or enhance the setting of the RAF Bicester Conservation Area and adjoining Scheduled Ancient Monument as well as the preparation of an archaeological and cultural heritage assessment to inform development proposals. The overall cultural sensitivity of the site is considered to be medium-low.</p> <p>The policy requires that development of the site should protect the amenity of the footpath network and achieve connection with the existing footpath and cycle network. In addition, the policy also promotes development that respects the landscape setting, visual impact with regards to the neighbouring RAF Bicester site, the need for wildlife corridors and promotes a green infrastructure network. Development proposals must be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Overall a minor negative effect is expected.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The south western boundary of the site runs along the A4421, the site is also located close to areas of residential and other uses although promotion of public transport is required. It is likely that any increase in traffic would be accommodated by the local road network.</p> <p>The site’s location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy requires a detailed Transport Assessment to be undertaken and a Travel Plan to be produced focussing on maximising access to the site by means other than the car and provision of adequate cycle parking. It also requires that development of the site should achieve connection with the existing footpath and cycle network.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| sustainably produced and local products. | | | | overall. | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>There are no watercourses on site.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires exemplary demonstration of climate change mitigation and adaptation measures including SuDS. The policy also explicitly requires compliance with policies ESD1-5 which will ensure the development addresses water efficiency. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the watercourse from development. The policy also requires the adoption of a surface water management framework to maintain run off at greenfield rates.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | The site is recognised as having a medium capacity for employment development. The site has been proposed for employment uses and will not contribute to the overall housing need of the District. The site has been identified for B1, B2 and B8 use B, resulting in approximately 1,000 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term. | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | The site is proposed for employment use which will generate long term employment and training opportunities in the area. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Bicester, as it is located some distance from the town centre, adjacent to an industrial area. However, there is some potential to enhance the public footpath and cycle network, which may promote the location for visitors. Overall, the effects on this objective are expected to be negligible. | |

Bicester 12 – South East Bicester

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home | ++ | ++ | ++ | <p>The proposals for the site would contribute a new neighbourhood, including a significant number of houses and associated facilities and infrastructure. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a significant positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>EA Flood Zones 2 and 3 cover an area of approximately 17 ha in the north east corner of the site. The remainder of the site is currently shown to be located within Flood Zone 1.³⁸³ The policy requires development to be excluded from flood zone 3.</p> <p>OS 1:25,000 scale mapping illustrates a small un-named ordinary watercourse flowing in a south westerly direction through the site. This watercourse is fed by two groundwater fed ponds immediately south of Middle Wretchwick Farm and appears to sink after approximately 250m in length. EA mapping indicates areas susceptible to surface water flooding in the vicinity of this watercourse, covering much of the northeastern part of the site.³⁸⁴</p> <p>The SFRA Level 2 Addendum recommended that development should be rolled back to a minimum of 20m from the banks of the un-named ordinary watercourse to create a ‘blue corridor’ which provides reduced flood risk, wildlife habitat and public amenity areas near the watercourse.</p> <p>The policy requires that SuDS techniques are incorporated into new development taking into account SuDS Policy ESD7 and the Council’s</p> | |

³⁸³ EA data set

³⁸⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| | | | | <p>SFRA, and also that new development must demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with policies ESD1-5. A flood risk assessment should include detailed modelling of the watercourses.</p> <p>Therefore there is likely to be a negligible effect against this objective.</p> | |
| <p>3. To improve the health and well-being of the population & reduce inequalities in health</p> | + | + | + | <p>The site lies largely within Ambrosden and Chesterton ward, which has existing deficiencies in children’s playspace and tennis court provision and partially within Launton ward, which has existing deficiencies in natural/semi-natural greenspace, amenity open space, children’s playspace and allotment provision.³⁸⁵</p> <p>National Cycle Route 51 meets the combined site boundary north of Langford village then turns northward along the western boundary of the site.³⁸⁶</p> <p>There is a Medium capacity for formal and informal recreation associated with the Deserted Medieval Village of Wretchwick, with wider potential to open up the area to the wider public to create a local resource.³⁸⁷</p> <p>The policy requires any proposals on the site to include public open spaces in accordance with Policy BSC 11: Local Standards of Provision – Outdoor Recreation, particularly to allow for access to the Deserted Medieval Village of Wretchwick, and general greenspace, play space, allotments and outdoor sports provision, forming a well-connected network of green areas within the site, suitable for formal and informal recreation.</p> <p>In a bid to promote healthier lifestyles and more sustainable modes of transportation, the policy also requires any development on the site to maximise the potential for walkable neighbourhoods allowing good access to the countryside and integration with neighbouring communities.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p> | |

³⁸⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

³⁸⁶ Sustrans data set.

³⁸⁷ WYG (September 2013) *Bicester Landscape Sensitivity and Capacity Assessment*

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| <p>4. To reduce poverty and social exclusion</p> | + | + | + | <p>The site has capacity for residential, employment and recreational developments.³⁸⁸ Provision of new housing and employment on the site, including new community centres, local education, sport and open space facilities, would have the potential to reduce poverty and social exclusion within and in the immediate vicinity of the site.</p> <p>Development of the site will contribute to reducing poverty and social exclusion by creating a new neighbourhood which respects the setting of the nearby scheduled ancient monument and adjacent countryside. The policy encourages the community self- build affordable housing scheme which could provide local unemployed people with transferrable building skills.</p> <p>Therefore, a minor positive effect is identified overall.</p> | |
| <p>5. To reduce crime and disorder and the fear of crime</p> | 0 | 0 | 0 | <p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| <p>6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community</p> | ++ | ++ | ++ | <p>The A4421 forms the north western boundary of the site, the A41 forms the southern boundary of the site and the northern boundary borders a railway line. These could represent significant noise sources to any future development.</p> <p>The policy provides for a range of housing tenure, including affordable housing and requires that new development respects the setting of the scheduled ancient monument and the adjacent countryside, which will contribute to a sense of place. The policy requires development to address any potential amenity issues, which may arise including noise from the railway line. It proposes the use of a range of mitigation and careful location of uses. The public realm will be enhanced through provision of open space, a walkable neighbourhood and consideration of street frontages and building heights. The creation of vibrant communities will be enhanced by the provision of a local centre and contributions towards community facilities.</p> <p>Overall, there is likely to be a significant positive effect against this</p> | |

³⁸⁸ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| <p>7. To improve accessibility to all services and facilities</p> | <p>++</p> | <p>++</p> | <p>++</p> | <p>objective.</p> <p>The site is located approximately 1 km south-east of Bicester town centre and Bicester Town rail station. The site is in close proximity to existing residential, employment and services in the north east and east of the town.</p> <p>The policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester, new education and community facilities and services and the provision of public art to enhance the quality of the place, legibility and identity. It also requires a mixed use local centre to include a multi-use community hall and convenience store and states that footpaths and cycle ways should be provided for that link to existing networks and the wider urban area, including links from the site into Bicester town centre to facilitate access to railway stations, secondary schools, other community facilities and places of employment. Connectivity with Launton Road, Langford Village and London Road should be improved.</p> <p>NPPF requires provision of accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>The site is not previously developed and covered by Grade 4 (poor quality) agricultural land.³⁸⁹ Middle Wretchwick Farm and Little Wretchwick Farm are located on the site.</p> <p>Although there may be some opportunity to re-use existing buildings; the site is predominately greenfield and in the main this objective is not achievable.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan may be submitted with the application; however development still has the potential to remove soils outside of the urban area.</p> <p>Therefore, this objective is considered not achievable and a significant</p> | |

³⁸⁹ DEFRA data set.

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

| | | | | negative effect is therefore identified. | |
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| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is currently accessible from Bicester by means of National Cycle Route 51³⁹⁰ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. There are currently no designated AQMAs in the area.</p> <p>The policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy requires the creation of walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Bicester.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no statutory designated sites on or immediately surrounding the site. A Local Wildlife Site (Gavray Drive Meadows) covers the north western corner of the site, and a further Local Wildlife Site (Meadows NW of Blackthorn Hill) is located immediately east of the site. The northern section of the site contains various BAP priority habitats, including lowland meadow, hay meadows and standing water.³⁹¹</p> <p>There are a variety of habitats identified within the site which lend themselves to providing suitable habitats for protected species, such as badger, great crested newts, peregrine falcon and water vole – thus the site's ecological value is Medium to Low.³⁹²</p> <p>A large portion of the northern part of the site lies within the Ray Conservation Target Area (CTA)³⁹³. CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit. Their aim is to restore biodiversity at a landscape-scale through the</p> | |

³⁹⁰ Sustrans data set.

³⁹¹ TVERC data set

³⁹² WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

³⁹³ Oxfordshire County Council data set.

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| | | | | <p>maintenance, restoration and creation of BAP priority habitats. The policy requires careful consideration be given to maintain the biodiversity integrity of the CTA and investigate, protect and manage protected habitats and species on site. It also requires a scheme for the protection of existing wildlife during construction of the development. The northern section of the site within the Conservation Target Area should be kept free from built development. Development must avoid adversely impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 to secure a net biodiversity gain.</p> <p>The policy also requires provision of open space, the retention and enhancement of hedgerows, introduction of new landscaping features/wildlife corridors, which must ensure a net gain in biodiversity. It also requires a well-designed approach to the urban edge, with good access to the countryside.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment</p> | <p>+</p> | <p>+</p> | <p>+</p> | <p>The site contains two areas designated as Scheduled Ancient Monuments, as well as a National Monument Record, located in the western area of the site, associated with the site of Wretchwick medieval settlement.³⁹⁴ There are associated below ground archaeological remains, some of which are designated and some of which are outside the scheduled area but which may be of equal significance. Furthermore, medieval and post-medieval fields surrounding the SAM contain ridge and furrow patterns, and are related directly to, and are an important part of the setting of the settlement.</p> <p>The site is located within Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, OWLS identifies the site as being in the Clay Vales Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands character area.³⁹⁵</p> <p>The combined landscape sensitivity of the site has been assessed as medium (with one part of the site assessed in 2014 as low) and the combined visual sensitivity medium to low. There is a Medium to High</p> | |

³⁹⁴ English Heritage data set.

³⁹⁵ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| | | | | <p>capacity for residential and employment development as part of a mixed use development outside the area designated as a Scheduled Monument; however, any development considered should seek to preserve and enhance the designated site.³⁹⁶</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires a well-designed approach to the urban edge, with good access to the countryside. It also requires the protection of cultural heritage and archaeology and that new development respects the setting of the Wretchwick Deserted Medieval Settlement Scheduled Ancient Monument (SAM) and the adjacent countryside. In consultation with English Heritage, appropriate public access and interpretation facilities should be provided. Furthermore, the policy requires open space provision and in particular access to the monument, and the development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, English Heritage, the Local Nature Partnership (Wild Oxfordshire) and local communities. Development proposals must be accompanied by a landscape and visual impact assessment together with a heritage assessment</p> <p>Therefore, a minor positive effect is identified overall for this objective.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | <p>+</p> | <p>+</p> | <p>+</p> | <p>The site is currently accessible by means of National Cycle Route 51³⁹⁷ and via footpaths from the west and south. In addition, the A4421 forms the western boundary of the site, and the A41 forms the southern boundary. Any development on the site would be likely to increase traffic volumes; however, it is likely that this would be accommodated by the local road network. The policy requires safeguarding of land for future highway capacity improvements to peripheral routes in consultation with the Highways Authority. The site's location near existing employment, residential development and services could potentially reduce the distance to travel to work and enabling sustainable transport modes such as walking, cycling and public transport.</p> <p>The policy promotes development of a walkable neighbourhood which incorporates cycle routes to encourage sustainable modes of travel.</p> <p>The policy also requires the provision of sustainable transport measures</p> | |

³⁹⁶ WYG (September 2013 and August 2014) *Bicester Landscape Sensitivity and Capacity Assessment and Addendum*

³⁹⁷ Sustrans data set.

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| | | | | <p>such as safe pedestrian access from the A41, footpaths and cycle ways linking the site and adjoining development, bus stops linking the development with the wider town, contribution to the creation of a footpath network around Bicester and the provision of a detailed transport assessment and transport plan.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall.</p> | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p> | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>A substantial area of flood risk is located in the northern area of the site, as detailed above. This is associated with a small un-named watercourse flowing in a south westerly direction through the site.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourses at risk.</p> <p>The policy requires that SuDS techniques are incorporated into new development; however, it does not contain any requirements relating to sustainable water management.</p> <p>The policy contains reference to compliance with sustainable development policies and the need to take into account the Council's SFRA recommendations.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy | + | + | + | <p>The site is large in size and could accommodate a district heating system,</p> | |

Bicester 12 – South East Bicester – Main Modification 88 – (155 Hectares)

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| <p>efficiency and the proportion of energy generated from renewable sources in the district</p> | | | | <p>promoting energy efficiency. According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| <p>17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district</p> | ++ | ++ | ++ | <p>The site is recognised as having a Medium to High capacity for employment development. The site has been proposed for employment uses B1, B2 and B8, but primarily B8 over 40 has of land, resulting in the creation of approximately 3,000 jobs. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Therefore, the site is likely to have a significant positive effect against this objective.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district</p> | ++ | ++ | ++ | <p>The site is proposed for mixed uses including employment use which will generate long term employment and training opportunities in the area.</p> <p>The policy encourages the community self-build affordable housing scheme which will provide local unemployed people with transferrable building skills, with significant positive effects against this objective.</p> | |
| <p>19. To encourage the development of buoyant, sustainable tourism sector</p> | + | + | + | <p>There is some potential to enhance the cultural heritage features associated with Wretchwick medieval village as well as the footpath network on site, which may promote the location for visitors. This could cumulatively enhance the attractiveness of Bicester for visitors (in combination with improvement of other attractions in the town).</p> <p>The policy requires open space provision and in particular access to the monument, which is likely to increase capacity and facility for tourism in the area, with minor positive effects against this objective.</p> | |

Bicester 13 – Land North of Gavray Drive

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | <p>The proposals for the site would contribute 300 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>There is a watercourse flowing through the centre of the site, and land either side of the watercourse lies within EA Flood Zones 2 and 3.³⁹⁸</p> <p>The uFMfSW maps illustrate that a small area of the site is at a high risk of flooding and this area is surrounded by a further area at low risk of flooding.³⁹⁹</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment. The policy also requires consideration of flood risk from Langford Brook in a Flood Risk Assessment and provision of an appropriate buffer.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p> | |
| 3. To improve the health and well-being | + | + | + | <p>The site lies within Bicester South ward. Bicester has an existing deficiency in children’s playspace, tennis court and golf courses provision</p> | |

³⁹⁸ Environment Agency data set

³⁹⁹ URS (August 2014) *Level 2 SFRA Second Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| of the population & reduce inequalities in health. | | | | <p>and allotments and in amenity greenspace.⁴⁰⁰</p> <p>The site is currently undeveloped, with a railway line forming the northern and western site boundaries, with an industrial estate further north, and two areas of existing housing development located to the south. The A4421 forms the eastern site boundary, with open ground beyond.</p> <p>In the north, there is a medium capacity for formal recreation. The flat topography would require limited grading works and the area is easily accessible from nearby residential areas.⁴⁰¹</p> <p>There is a public footpath crossing the western part of the site, and National Cycle Route 51 is located on the southern site boundary. The existing footpaths in the south of the area could be developed and enhanced to ensure the protection of the ecological value within the site and therefore a Medium capacity for informal recreation exists.⁴⁰²</p> <p>The policy requires the provision of open space to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation and contributions towards community facilities. In addition, the policy requires a linked network of footways and cycleways which cross the central open space, and connect Langford Village, Stream Walk, Bicester Distribution Park and Bicester. These new open spaces will form a well-connected network of green areas within the site, suitable for formal and informal recreation.</p> <p>The policy requires development within the site to be laid out so as to enable a high degree of integration and connectivity with existing facilities and local centres in the town. Together with new facilities, the policy is likely to have a minor positive effect on this objective.</p> | |

⁴⁰⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁰¹ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁰² WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Bicester with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Without the provision of new local facilities and services to generate a new community centre it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The site is located within an existing urban area, although it is undeveloped. It is assumed that there is currently no record of crime on the site; however the regeneration of this site would be likely to reduce fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>Gavray Drive forms the southern boundary of the site and A4421 forms the eastern boundary. The north and west boundaries of the site are formed by railway lines. These could represent significant noise sources. The development of 300 homes in close proximity to these route ways will increase the number of receptors at risk from noise effects and increase population density increasing the amount of road traffic within the immediate vicinity of the site.</p> <p>While the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester, no local centres are planned within the site. However, the</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>Overall, it is uncertain whether the positive plans for the site will be enough to offset the negative effects generated by the major route ways in close proximity to the site.</p> | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies approximately 700 m east of Bicester town centre and close to existing employment areas (industrial estate), residential development and services and facilities in the eastern area of the town. It is located approximately 800 m north east of Bicester train station.</p> <p>The policy requires contributions towards the provision of primary and secondary school places, the incorporation of general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation, and contributions towards community facilities. Furthermore, the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Bicester. Therefore the policy is likely to have a significant positive effect on this objective.</p> | <p>Enhancement: Include new provision of services and facilities, to reflect the community's needs and support its health, social and cultural well-being.</p> |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | - | - | - | <p>The site is undeveloped and comprises Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. However, the site is within the urban area of Bicester and the policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application. Development still has the potential to remove Grade 4 soils.</p> <p>The policy requires the retention existing buildings.</p> <p>Overall, a minor negative impact is identified.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and | + | + | + | <p>The site is located in close proximity to existing, residential, employment, services and facilities in the eastern part of town. The site has good permeability with the surrounding area, by road and footpath. Therefore, there would be high potential to promote sustainable</p> | |

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| ensure the district is ready for its impacts | | | | <p>transport from the site.</p> <p>There are no known air quality issues in the area.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporates new footpaths and cycleways, facilities with a legible hierarchy of routes to encourage sustainable modes of travel, good accessibility to public transport services including the provision of a bus route through the site and new bus stops on the site.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>A Local Wildlife Site (Gavray Drive Meadows) covers much of the central and eastern area of the site. Presence of Great crested newt has been recorded on the north east corner of the site. In addition, most of the site lies within the Ray Conservation Target Area (CTA).⁴⁰³ CTAs are important areas for wildlife where targeted conservation action will have the maximum benefit.</p> <p>Areas of BAP Priority Habitat are located in the western and southern areas of the site. The varying complexity of natural factors results in a Medium to Low ecological sensitivity to the site.⁴⁰⁴</p> <p>Due to the risk of a loss of designated and priority habitats, the policy requires any proposals for the site to manage the interface with Local Wildlife Site and residential form, protect the Conservation Target Area and the Local Wildlife site, with a central area of open space straddling Langford Brook. The policy makes it clear that the existing natural features should be key structuring elements of the development and the</p> | |

⁴⁰³ Oxfordshire County Council data set

⁴⁰⁴ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>creation, restoration and enhancement of wildlife corridors. The policy requires that the part of the site within the Conservation Target Area should be kept free from built development, as well as protection of the Local Wildlife Site and detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to protect and enhance biodiversity.</p> <p>In addition, the policy requires an Ecological Management Plan to ensure long-term conservation of habitats and species within the site.</p> <p>Overall, the site is likely to have a mixed effects, with potential for overriding minor positive effects overall.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>Natural England National Character Area 108: Upper Thames Clay Vales. At a county level, the site lies within an urban area, which is not covered by the OWLS study. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Otmoor Lowlands landscape character area.⁴⁰⁵</p> <p>The combined Landscape Sensitivity and Visual Sensitivity of the site is Medium. There is a Medium capacity for residential development in the north of the area but a low capacity in south due to the ecological value; the delineating boundary on site of the two areas is the watercourse passing through the site. There is a Medium to Low capacity for employment development. The north west of the site could potentially accommodate some employment development if sensitivity designed.⁴⁰⁶</p> <p>A public footpath crosses the site.</p> <p>No cultural heritage assets are located within or adjacent to the site. An NMR Monument is located approximately 150 m west of the site on the opposite side of the rail lines. The development of this site would help minimise development of green field sites on areas of biodiversity sensitivity. A minor positive is identified.</p> <p>The policy requires the development to comply with Policy ESD16,</p> | |

⁴⁰⁵ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁰⁶ WYG (August 2014) *Bicester Landscape Sensitivity and Capacity Assessment Addendum*

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>creating a high quality development that is locally distinctive in its form, materials and architecture and well designed to incorporate the road and rail corridors.</p> <p>The policy requires the retention and enhancement of existing hedgerows and trees and the provision of Green Infrastructure links beyond the development site to the wider town and open countryside to retain and enhance significant landscape features (e.g. hedgerows) which are or may be of ecological value.</p> <p>Finally, the policy requires the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment and requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Overall, the policy is likely to have a minor positive effect on this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located close to existing employment areas and sustainable transport measures with good permeability through existing residential areas to the town centre.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporates new footpaths and cycleways, facilities with a legible hierarchy of routes to encourage sustainable modes of travel, good accessibility to public transport services with local bus stops provided.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments</p> | Enhancement: promote the use of locally sourced materials. |

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| resource by using sustainably produced and local products. | | | | helping home food production, resulting in minor positive effects overall. | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>There is one watercourse on site, running through the centre of the site from the south to the north.</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites, putting the existing watercourse at risk.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The site is relatively close to the town centre so there are complementary heatloads making the site suitable for connection to a wider district heating network.</p> <p>The policy requires development to be in compliance with policies ESD</p> | |

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 19. To encourage the development of buoyant, sustainable | 0 | 0 | 0 | <p>It is considered unlikely that the development of this site would enhance the tourism sector within Bicester. However, the achievement of this objective will depend on implementation of any development.</p> | |

Bicester 13 – Land North of Gavray Drive – Main Modification 91 (25 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|-----------------|----------|---|---|------------|---------------------------|
| | S | M | L | | |
| tourism sector. | | | | | |

Banbury 4 – Bankside Phase 2

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | <p>The proposals for the site would contribute a new neighbourhood which would now include up to 600 dwellings with associated facilities and infrastructure. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a significant positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment | 0 | 0 | 0 | <p>The site lies entirely within EA Flood Zone 1.⁴⁰⁷ There are however small areas illustrated as being at risk. These include a small area in the north is shown to be at low risk where the topography slopes towards the hedge line in the centre. A narrow area is shown to be at low risk along the south-western boundary of the site, and an area in the western region of the site is shown to be at low to medium risk, both where surface water is likely to pond alongside the elevated access roads.⁴⁰⁸</p> <p>The EA’s updated Flood Map for Surface Water shows that the risk of flooding from surface water runoff from land is very low. EA and CDC Historical Flood Maps illustrate no historical incidents of surface water flooding have been reported at the site. The EA’s Areas Susceptible to Groundwater Flooding maps illustrate that one third of the site is susceptible to groundwater emergence.⁴⁰⁹</p> | |

⁴⁰⁷ EA data set

⁴⁰⁸ URS (August 2014) *Level 2 SFRA Second Addendum*

⁴⁰⁹ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>The site is located over a minor aquifer. The development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the aquifer from development.</p> <p>The policy requires a surface water management framework and the incorporation of attenuation SUDS. The development will need to be in compliance with the Local Plan Policy ESD7: Sustainable Drainage Systems and Policy ESD6: Sustainable Flood Risk Management.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within Bloxham and Bodicote ward. Bloxham and Bodicote has an existing deficiency in children’s playspace and natural/semi-natural and amenity green space.⁴¹⁰</p> <p>According to the Banbury Analysis for Strategic Development, the site is an acceptable location for strategic development provided the most attractive areas of the western valley slopes of the River Cherwell are protected and any development is very carefully designed to protect and relate well to the Oxford Canal Conservation Area. The LSCA⁴¹¹ identifies a medium capacity for formal recreation in the northern part of the site and for informal recreation.</p> <p>The policy requires walkable neighbourhoods, encouraging active lifestyles. There is a private gym facility adjacent to the site and sports facilities will be provided on site. Furthermore, the policy requires layout and design of proposals to ensure a satisfactory relationship between any proposals on this site and the relocation of Banbury Football Club. In addition, the policy also now requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury’s urban area to the wider Public Rights of Way network including the Oxford Canal Towpath.</p> <p>Therefore, a minor positive impact is identified.</p> | |

⁴¹⁰ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴¹¹ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development and the neighboring Bankside Phase 1 development and will therefore allow residents of this site to make use of the facilities, such as the country park. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for a new local centre, open spaces and contribution to the expansion of the Bankside Phase 1 school for expansion from a 1.5 form entry to 2 form entry school as well as contributions to secondary education provision.</p> <p>These provisions have the potential to reduce poverty and social exclusion, with minor positive effects against this objective.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is currently greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>However, the policy requires the development at this site to be of a high standard of design but does not specifically make reference to designing out crime. Proposals must now comply with Policy ESD16 which requires development to be designed to provide safe places to live and work and to achieve Secured by Design accreditation.</p> <p>Therefore, a negligible effect is identified against this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of | + | + | + | <p>The southern and eastern boundaries of the site formed by two unnamed rural roads. Oxford Road (A4260) is very close to the western corner of the site. Furthermore, the site lies adjacent to a rugby ground, with plans to provide an additional football ground to the south of the site. Both sports facilities are likely to generate some intermittent noise and traffic on match days.</p> | |

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---------------------------|
| | S | M | L | | |
| the Cherwell community | | | | <p>The development of the site is likely to result in increased traffic and noise. However, the policy states new proposals will be required to incorporate well-designed noise attenuation techniques. Furthermore, the policy requires that development provide a local centre and will have good access to facilities within the rest of the bankside development, including a country park, sports facilities and a canal side development. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. The development will also have good access to Bodicote village and the cultural facilities available there.</p> <p>Therefore, overall, a minor positive effect is identified.</p> | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies approximately 3 km from Banbury town centre and less than 1 km east of Bodicote. The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the Bankside Phase 1 development. The Final Draft LSCA indicates the site has a high capacity for residential development as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north.⁴¹²</p> <p>The policy requires development to be well integrated with neighboring new development (the rest of the Bankside development) in terms of access. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. The policy requires the submission of transport assessment and a travel plan. Facilities within the Bankside Phase 1 development will include a new park, sports facilities, a new primary school, and canal side facilities.</p> <p>Furthermore, the policy requires the provision of a local centre as part of Phase 2 and contributions towards enhancement of facilities in Phase. Provision of recreation facilities/open space and sport will be provided in</p> | |

⁴¹² WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment; Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| | S | M | L | | |
| | | | | <p>Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1.</p> <p>Therefore a significant positive effect is identified for this objective.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance.</p> | -- | -- | -- | <p>The site is currently covered by Grade 2 (very good) and Grade 3 (good) agricultural land and there are no existing buildings on the site; therefore this objective is not achievable.</p> <p>The policy requires a detailed survey of the agricultural land quality identifying the best and most versatile agricultural land, and a soil management plan. It also requires provision of allotments in accordance with Policy BSC11.</p> <p>However, this objective is considered not achievable and a significant negative effect is therefore identified.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | + | + | + | <p>The site is located approximately 3 km from Banbury town centre and any development of the site would result in increased traffic emissions.</p> <p>The site is located in close proximity to existing services and facilities, which would limit the need to travel, and any new development on the site would improve accessibility to local facilities within the Bankside Phase 1 development and within Bodicote.</p> <p>The policy requires a walkable neighbourhood to be provided and specifically requires the development to be well integrated with new and existing communities, links to existing transport networks, the wider urban area and community facilities with footpaths and cycle routes and a bus route through the site. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. A transport assessment and travel plan must be submitted with proposals.</p> <p>Furthermore, appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 s required.</p> <p>Therefore, a minor positive effect is identified.</p> | |

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no ecological designated sites within the site and no BAP priority habitats on the site. The site is relatively simple in composition and therefore has a limited potential for wildlife habitats and diversity with low ecological sensitivity overall.⁴¹³</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity. However, the policy requires wildlife corridors to be integrated within the development and retention of hedgerows and trees, such as a prominent line of semi mature ash trees on the western side of the site. In addition, the development will need to comply with Local Plan policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment which requires net biodiversity gains to be achieved.</p> <p>Therefore, a minor positive effect is identified overall.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Character: Upstanding Village Farmlands Landscape Type. At local level, the site is located in the Cherwell Valley character area.⁴¹⁴</p> <p>The landscape sensitivity has been assessed as medium-low sensitivity and the visual sensitivity has been assessed as medium sensitivity. There is a high capacity for residential development within the site as long as this is sensitively designed and forms a natural extension to the Bankside Phase 1 development to the north. However, the site is considered unsuitable for commercial or industrial development. The site has medium potential for recreation use with low capacity for woodland.</p> <p>There are no designated heritage assets within the site. The setting of the Conservation Area and listed buildings in Bodicote do not extend to the site and development and do not affect their setting. The canal corridor and Listed Buildings along the Canal are set some distance from the site.</p> | |

⁴¹³ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴¹⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>The site is well placed for accessing the Canal corridor and Rights of Way Network to the south of Bodicote which provide access to the Sor Brook Valley and beyond. A public footpath runs along the southern boundary of BA341 in between the area earmarked for residential development and the area earmarked for the football ground. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury’s urban area to the wider Public Rights of Way network including the Oxford Canal Towpath.</p> <p>Future management and maintenance requirements for the site are limited due to the lack of landscape features; however, the policy requires the protection of the rural character of the Public Right of Way along the site’s southern boundary and a green buffer to be provided to the north and east of the development and to the south to the east of the Rugby Club. It also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Therefore a minor positive effect is identified against this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located approximately 3 km south of Banbury town centre, in a rural area, and development on the site would be likely to result in increased traffic. However, the site benefits from potential integration with the adjacent area services and facilities in Bodicote and Bankside Phase 1.</p> <p>The policy requires the development to be well integrated with the neighbouring new development (the rest of the Bankside development) in terms of access. The policy identifies that there is potential to extend bus services, cycleways and footpaths to provide good access to key destinations to the south of Banbury, including secondary schools, a major supermarket, GP surgeries and the hospital. Facilities within Bankside Phase 1 development will include a new park, sports facilities, a new primary school, and canal side facilities.</p> <p>Furthermore, the policy requires the provision of a local centre as part of Phase 2 and contributions towards enhancement of facilities in Phase. Provision of recreation facilities/open space and sport will be provided in</p> | |

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
| | S | M | L | | |
| | | | | Phase 2 in accordance with the council standards but account will be taken of open space provision in Phase 1. These new facilities and infrastructure are likely to have a minor positive effect against this objective. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall. | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | There are no watercourses within the site, as detailed above. However, the significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, attenuation SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment. These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall. | |
| 16. To increase energy efficiency and the | + | + | + | In combination with Bankside 1, the development is large enough in size with multiple complimentary heat loads suitable to accommodate a district heating system, promoting energy efficiency. | |

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| proportion of energy generated from renewable sources in the district | | | | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new local facilities and contributions to facilities in the new neighbouring development Bankside 1, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new local facilities and contributions to facilities in the new neighbouring development Bankside 1, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> | |

Banbury 4 – Bankside Phase 2 – Main Modifications 100-101 (27 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | Consequently, the policy is likely to have a minor positive effect against this objective. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged. | Mitigation: new development should seek to include visitor attractions, including greenspace, by taking advantage of the location. |

Banbury 6 – Employment Land to West of M40

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site has been proposed for employment employment uses B1 (offices), B2 (general industrial) and B8 (storage distribution) and will not contribute to the overall housing need of the District.</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment | 0 | 0 | 0 | <p>Most of the Banbury 6 site apart from the southern corner is located within EA Flood Zone 1. However, the River Cherwell is located directly to the south of the extended site (including the triangular parcel) meaning that the triangular parcel of land lies entirely within Flood Zones 2 and 3.⁴¹⁵</p> <p>There are also several drainage ditches located within the site, and EA mapping indicates that much of the site is susceptible to surface water flooding and groundwater flooding.⁴¹⁶</p> <p>Significant increases in hard standing associated with the site’s new employment use could have an adverse effect on this objective. However, commercial development is classed as ‘less vulnerable’ to flood risk and is considered appropriate in Flood Zones 1, 2, and 3a.</p> <p>In addition, the policy requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council’s Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water</p> | |

⁴¹⁵ EA data set

⁴¹⁶ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>management framework to reduce run off to greenfield rates.</p> <p>The policy requires development to be rolled back to outside Flood zone 3 to create 'blue corridors' providing open space/ recreation areas near watercourses.</p> <p>Therefore, the site could have a minor negative effect on this objective, although this is likely to be mitigated by the measures required in the policy.</p> | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site is located approximately 1 km from Banbury town centre and less than 0.3 km from Grimsbury. Therefore the site will have access to existing services and facilities in these areas. There is a public right of way located along the eastern boundary of the Banbury 6 site and continuing through the centre of the site to the west and up western boundary of the northern half of Banbury 6. There are no public rights of way within the triangular parcel of land.</p> <p>The whole site lies within the Banbury, Grimsbury and Castle ward which has existing deficiencies in children's playspace, allotment and tennis court provision. Access to the southern extent of the site and the dismantled railway is available through an area of grassland located to the west of Spital Farm Sewage Works via an informal footpath, which appears to be reasonably well used. Adjacent to the northern area of land is a pond used by the Banbury & District Angling Association. The size, shape and inaccessibility of the site restrict the potential for formal and informal recreation and as a result a Low capacity exists.⁴¹⁷ The site would be impacted by noise and air pollution from the adjacent M40 motorway, and from the railway to the south.</p> <p>There is little scope for the site to contribute to a network of green space as it is isolated by the motorway and existing industrial development.</p> <p>No new facilities are planned for within the site; however, new footpaths and cycleways, linking to existing networks to the west and east, will increase opportunities for recreation and healthier forms of commuting</p> | |

⁴¹⁷ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | with minor positive effects against this objective. | |
| 4. To reduce poverty and social exclusion. | ? | ? | ? | <p>Provision of new housing or employment development on the site would have the potential to reduce poverty and social exclusion. However, the site has low capacity for residential development and only some capacity for employment development⁴¹⁸, and is not being considered for residential use.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The northern part of the site is previously developed for industrial uses, while the remaining part of the site is not previously developed. The regeneration of this site and the creation of better designed facilities would help improve the satisfaction of people with their neighbourhoods and would have a positive impact in relation to reducing crime and the fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor</p> | |

⁴¹⁸ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | positive effect overall. | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | - | - | - | <p>The M40 forms the eastern boundary and a railway line forms the southern boundary of the extended site, both of which could represent a significant noise source. The development is also located adjacent to an industrial estate making noise concerns an issue. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>The policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p> | |
| 7. To improve accessibility to all services and facilities. | - | - | - | <p>The site is easily accessible from the M40, and also lies within 500 m of the railway station. It is located within 500 m of a primary school, in Grimsbury, and lies adjacent to existing employment areas. It is located approximately 1 km from Banbury town centre.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. While development of the site would improve its accessibility to existing services and facilities, no facilities or services are planned for the site.</p> <p>Therefore, a minor negative effect is acknowledged overall against this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed | 0 | 0 | 0 | The northern area of the site is previously developed, and the remainder of the site is surrounded by existing industrial development and the M40. Also, development of the site may help in achieving urban regeneration. | |

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | | | | <p>The policy requires that any proposals outline appropriate treatment and remediation works for contaminated land, assess whether the site contains best and most versatile agricultural land, including a detailed survey where necessary. Furthermore the policy requires a soil management plan.</p> <p>As the site is partly greenfield, a neutral effect is identified.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>Sustainable transport, including car sharing, could be encouraged as the site is accessible via the M40 and the railway station. The site also has good access to public rights of way. It is located approximately 1 km from Banbury town centre.</p> <p>The policy requires new footpaths and cycleways linking to the existing networks and good accessibility to public transport and makes reference to the need to be in compliance with sustainable development policies ESD1-5 which will ensure that proposals relating to this site will be designed for energy efficiency and will make use of renewable and low carbon energy.</p> <p>The policy also refers to the need for a detailed transport assessment and travel plan.</p> <p>Therefore a minor positive effect is identified against this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no statutory biodiversity designations within the site. Two areas of BAP priority habitat sit within the site, within the northern half and extending along the dismantled railway line.⁴¹⁹</p> <p>The site area comprises a simple landscape with little in terms of landscape or ecological features. The remains of removed buildings offer some value in ecological terms and the land is included within the River Cherwell Ecologically Important Landscape. The natural regeneration of vegetation within the site is dominated by pioneer species and currently appears to have limited diversity. The sensitivity of natural factors is therefore considered to be Medium to Low.⁴²⁰</p> | |

⁴¹⁹ Thames Valley Environmental Records Centre (TVERC) data set

⁴²⁰ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>The policy requires proposals to respect the need for wildlife corridors and the creation of a green infrastructure network for Banbury.</p> <p>Furthermore, the policy requires investigation (through surveys), treatment and management of protected habitats and species on site to protect and enhance biodiversity. It expects proposals to demonstrate enhancement, restoration or creation of wildlife corridors.</p> <p>Therefore, a minor positive effect is predicted overall.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the Urban and Clay Vale Landscape Type. At a local level, the Cherwell District Landscape Assessment identifies the site as being located within the Cherwell Valley character area.⁴²¹</p> <p>The combined Landscape Sensitivity of the site is Medium to Low. Although there is a high capacity to development in general, the site would not lend itself to residential development due to external influences such as the railway line and inaccessibility created by the railway line and River Cherwell – thus there is a Medium to Low capacity for residential development.⁴²²</p> <p>However, there is a High capacity for industrial and commercial development which can tie in with the surrounding industrial estates and make use of the existing infrastructure.⁴²³</p> <p>Public footpaths run along the eastern and western boundaries of the site and a footpath crosses the southern portion of the site.</p> <p>A scheduled ancient monument is located to the east, separated from the site by the M40, and Grimsbury Conservation Area is also located approximately 250 m north west of the site.</p> | |

⁴²¹ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

⁴²² WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

⁴²³ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>The policy includes several requirements to ensure that the designs of development on this site create a well-designed urban edge and limit visual intrusion into the wider landscape. The policy also requires protection of the amenity of the public footpath network including satisfactory treatment of existing footpaths on the site and diversion proposals where appropriate.</p> <p>Policy ESD16 with which this policy requires proposals to comply, requires assessment of archaeological and heritage assets.</p> <p>In addition, Banbury 6 requires a comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity. The policy also requires development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective, helping to enhance the appearance of the previously developed parts of the site.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Due to the location of the site approximately 1 km from Banbury town centre and close to existing employment areas, sustainable transport methods should be encouraged. Sustainable travel patterns are likely to increase due to access to high quality pedestrian infrastructure that is in place.</p> <p>Any development on the site would be likely to increase traffic volumes. However, the policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walking and cycling, resulting in a minor positive effect against this objective overall.</p> | |
| 13. To reduce the global, social and environmental impact | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use).</p> | |

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| of consumption of resource by using sustainably produced and local products. | | | | Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall. | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>A substantial area of flood risk is located in the site, as detailed above. This is associated with watercourses running through the site and to the south. However, the Banbury Alleviation Scheme should ensure that the site can be safely redeveloped without increasing flood risk elsewhere.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, including attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in | + | + | + | <p>Due to the relatively large size of the development site and its proximity to Banbury town centre there is potential for a combined heat and power district heating system. This would promote energy efficiency. In addition, small scale renewable technologies, including solar hot water and PV, would be feasible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the</p> | |

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| the district | | | | <p>Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is proposed for employment uses and is recognised as having a high capacity to accommodate light industrial development⁴²⁴ with good access routes and an industrial site to the west of the site.</p> <p>The site has been proposed for employment uses – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution). Approximately 2,500 new jobs will now be created at the site. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Overall, a significant positive effect is identified.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>As above, the site is proposed for employment uses and is recognised as having a high capacity to accommodate light industrial development with good access routes and an industrial site to the west of the site.</p> <p>The site is proposed for commercial and industrial development which will generate long term employment and training opportunities in the area, with significant positive effects on this objective.</p> | |
| 19. To encourage the development of | 0 | 0 | 0 | <p>There are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective.</p> | |

⁴²⁴ WYG (August 2014) Banbury *Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 6 – Employment Land to West of M40 – Main Modification 106 (42 hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| buoyant, sustainable tourism sector. | | | | | |

Banbury 15 – Employment Land East of Junction 11

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | 0 | 0 | 0 | <p>The site proposed to be allocated for employment uses and will not contribute to the overall housing need of the District. The strategic site combines two parcels of land for mixed employment generating development – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution).</p> <p>Therefore, there is likely to be a negligible effect against this objective.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The site lies almost entirely within Flood Zone 1, with a small area of Flood Zone 2 located in the north west corner associated with the River Cherwell.⁴²⁵</p> <p>EA mapping shows that a number of small areas of the site are susceptible to surface water flooding. This includes an area of high risk at the northern west tip of the site and an area of high risk at the southern west tip of the site. There is also an area of high risk towards the centre of western half of the site and these three areas are connected by corridors of medium and low risk. As the area is primarily greenfield, any development within the area will increase surface water runoff (unless attenuated).⁴²⁶</p> <p>Significant increases in hard standing associated with the site’s new employment use could have an adverse effect on this objective.</p> <p>The policy requires full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council’s Strategic Flood Risk Assessment. Furthermore, the policy</p> | |

⁴²⁵ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

⁴²⁶ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>Therefore, overall, the site is likely to have a negligible effect against this objective.</p> | |
| <p>3. To improve the health and well-being of the population & reduce inequalities in health.</p> | + | + | + | <p>The site lies approximately 1-2 km north east of Banbury town centre. However, the site is separated from the town by a motorway, making it difficult for commuters to access the site via more sustainable and healthier modes of transport than the car.</p> <p>The site is located in Grimsbury and Castle ward which has existing deficiencies in allotments, children’s playspace and tennis court provision.⁴²⁷ The 2013 Landscape Sensitivity and Capacity Assessment⁴²⁸ assess the western part of the site and the 2014 LSCA Addendum⁴²⁹ assesses the eastern part of the site for the potential to accommodate recreation development. The conclusions were that the western part of the site has a medium-high potential for informal recreation, and formal recreation could also be accommodated. The eastern part of the site has a low capacity for formal recreation and a medium to low capacity for informal recreation which should be limited to the implementation of footpaths through the area for accessibility. This is due to the rural character of the site and the localised topography that would need to be significantly adjusted to form a flat topographical platform.</p> <p>The policy requires the provision of incidental open space and access provision, including necessary contributions to other transport improvements to allow for walking and cycling to the site which is currently relatively inaccessible</p> <p>Overall, the policy is likely to have a minor positive effect against this objective.</p> | |

⁴²⁷Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*.

⁴²⁸ WYG (September 2013) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft

⁴²⁹ WYG (August 2014) Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|--|
| | S | M | L | | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The site has a low capacity for residential development but capacity for employment development and recreational development. Therefore, the site has the potential to provide new employment opportunities which will help to reduce poverty and social exclusion in the District.⁴³⁰</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Without the provision of new local facilities and services it is uncertain at this stage whether the connections to existing community centres will have a positive effect on reducing poverty and social exclusion.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | - | - | - | <p>The M40 forms the western site boundary, the A361 runs through the site and the A422 forms the southern site boundary. These roads represent significant noise sources and would cause severance from surrounding areas. In addition, noise may be experienced from the industrial area located to the west of the M40. However, as the site is proposed for employment uses, there may be less concern about noise compared with residential users.</p> <p>There may be opportunity to provide new cultural facilities in the area with good access routes via the M40, although this would depend on the type of employment uses proposed on the site. The policy does specify the need for the provision of public art to enhance the quality of the</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |

⁴³⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment and WYG (August 2014), Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|---|
| | S | M | L | | |
| | | | | <p>place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>However, overall, it unlikely that these measures will be sufficient to mitigate the significant noise impacts generated by the routeways in close proximity to the site. Therefore a minor negative effect is acknowledged for this objective.</p> | |
| 7. To improve accessibility to all services and facilities. | - | - | - | <p>The site is located approximately 1-2 km north east of Banbury town centre and is relatively isolated from existing facilities and services in Banbury due to the location of the M40 in between the site and town, resulting in potentially negative effects. The site is relatively distant from existing schools and shopping areas but lies close to existing employment areas on the east side of Banbury.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre. However, no facilities or services are planned for the site. Therefore, a minor negative effect is acknowledged overall against this objective.</p> | Mitigation: Include provision of amenity services such as food shops on site. |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site contains only one farm complex at Huscote Farm and is largely undeveloped greenfield land covered by Grade 3 (good to moderate) and Grade 4 (poor) agricultural land.</p> <p>Development would not meet the objectives of re-using previously developed land. While the policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application, development still has the potential to remove Grade 3 and 4 soils.</p> <p>Therefore, it is unlikely to achieve this objective.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is | + | + | + | <p>The site is located 1-2 km north east of Banbury town centre and is not previously developed. The site is not easily accessible by means other than the car, due to its location close to the M40 motorway junction. The site is not accessible from Banbury via public rights of way. However, it is easily accessible by road, which would reduce journey</p> | |

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|--|
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| ready for its impacts | | | | <p>times between employment areas and transport interchanges.</p> <p>The policy requires the demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan to create a linked network of cycle and footways to provide high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>. An area designated as an Ecologically Important Landscape is located immediately north west of the site⁴³¹ which now has planning permission for development into a Country Park (12/00302/CDC).</p> <p>The site is greenfield; therefore any development on the site could have a negative impact on biodiversity, although no important habitats are located on the site. The majority of the site comprises a medium scale landscape with large fields divided by mature hedgerows and hedgerow trees with medium ecological sensitivity.⁴³²</p> <p>The policy requires any proposals for the site to ensure the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury. Furthermore, the policy requires adequate investigation (through an ecological survey) treatment and management of protected habitats and species onsite to preserve and enhance biodiversity.</p> <p>Therefore, overall, a minor positive is identified.</p> | |
| 11. To protect, enhance and make accessible for | + | + | + | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identifies the site as Upstanding Village Farmlands</p> | Mitigation: a full landscape and visual assessment should be |

⁴³¹ TVERC data set

⁴³² WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| enjoyment, the district's countryside and historic environment. | | | | <p>and Clay Vale. At a local level, the site is located within the Upper Cherwell Basin landscape character area.⁴³³</p> <p>The land is generally in a good state of repair with mature hedgerows and hedgerow trees breaking up the pasture land.</p> <p>The portion of the site to the west of the A361 has a medium to low landscape sensitivity due to the proximity of the M40 and A361, and industrial development to the west of the motorway. This part of the site has medium visual sensitivity. The site is assessed as having low capacity for residential development as this land use would not be in keeping with the existing agricultural land use. Development of residential properties to the east of the M40 would significantly alter the perception of the massing of the town.⁴³⁴ This part of the site has a medium capacity for commercial or industrial units.⁴³⁵</p> <p>The portion of the site to the east of the A361 has a medium to high landscape sensitivity and visual sensitivity.⁴³⁶ The overall capacity for residential development is considered to be Low.⁴³⁷ There is medium potential for limited commercial/light industrial development located on the lower lying land adjacent to the A361 forming an extension to existing allocation to the west of the road. However, it would be beneficial in landscape and visual terms if this was prevented from encroaching on the valley sides.⁴³⁸</p> <p>There are no designated heritage features located on or near the site. However, the policy requires an archaeological survey before development is carried out on site.</p> <p>The policy also requires the development to comply with Policy ESD16,</p> | <p>undertaken as part of any new development on the site.</p> <p>Protect, connect and enhance the existing public rights of way to the south of the site.</p> |

⁴³³ WYG (August 2014) Banbury *Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁴ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴³⁵ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment, Final Draft*

⁴³⁶ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁷ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴³⁸ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>creating a high quality, well designed urban edge with careful consideration given to height, layout, architecture, materials and colourings to reduce overall visual impact and achieve a successful transition between town and country environments that respects the landscape setting.</p> <p>Furthermore, the policy requires a comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity. It also requires a Landscape and Visual Impact Assessment to be undertaken as part of development proposals.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located approximately 1-2 km north east of Banbury town centre. The site is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges.</p> <p>Any development on the site would be likely to increase traffic volumes. However, the policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for walking and cycling, resulting in a minor positive effect against this objective overall.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p> | |

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The River Cherwell is located within 50 m of the northern site boundary and an un-named watercourse flows northwards out of the site into the River Cherwell.⁴³⁹ The background OS mapping shows a couple of other small water bodies within the site; however there are no watercourse flowing through the site.</p> <p>Development on greenfield increases the risk of water pollution. However, development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, including attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Furthermore, the policy requires the adoption of a surface water management framework to reduce run off to greenfield rates.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The site is considered to have the potential for Combined Heat and Power/District Heating, based on its size. In addition, small scale renewable technologies, including solar hot water and PV, would be</p> | |

⁴³⁹ URS (August 2014) *Cherwell District Council – Level 2 SFRA Second Addendum*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| | S | M | L | | |
| | | | | <p>feasible.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | ++ | ++ | ++ | <p>The site is recognised as having a medium capacity to accommodate industrial and/or commercial development.⁴⁴⁰ The site has been proposed for employment uses (approximately 3,500 jobs) and will not contribute to the overall housing need of the District. The strategic site combines two parcels of land for mixed employment generating development – namely use classes B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution). This variety of employment types is sought to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the site’s new uses will be integrated and well connected to existing residential, retail and employment areas.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is proposed for commercial and industrial development which will generate long term employment (approximately 3,500 jobs) and training opportunities in the area.</p> | |

⁴⁴⁰ WYG (September 2013) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment* and WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment*

Banbury 15 – Employment Land East of Junction 11 – Main Modification 115 (49 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | <p>The site is located to the east of the M40 and an industrial area beyond. To the north west of the site is a site with planning permission for a Country Park, which in combination with other improvements and interventions in the town could improve visitor attraction. However, it is considered unlikely that development of this site on its own for employment uses would significantly contribute to this objective.</p> <p>There are no provisions for the tourism sector within the policy. Therefore a negligible effect is acknowledged for the objective.</p> | |

Banbury 16 – Land South of Salt Way – West

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home | + | + | + | <p>The proposals for the site would contribute 150 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site.⁴⁴¹</p> <p>EA mapping shows that there are small areas at risk of flooding from surface water runoff west and north of Crouch Farm shown as areas of ‘less’ susceptibility.⁴⁴²</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, full mitigation of flood risk in compliance with ESD6: Flood Risk Management, use of SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council’s Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p> | |
| 3. To improve the health and well-being of the population & reduce inequalities in | + | + | + | <p>The site lies on the western edge of Banbury, approximately 1-2 km south west of the town centre. Therefore, it will have access to existing facilities in Banbury.</p> | |

⁴⁴¹ Environment Agency data set

⁴⁴² URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| health | | | | <p>The site lies in Banbury Easington ward which has existing deficiencies in amenity greenspace, allotments and children’s playspace.⁴⁴³</p> <p>Salt Way, which forms the northern site boundary, is of significant recreational value and there are recreational footpaths crossing the site near Crouch Farm and near Bloxham Road. National Cycle Route 5 also follows the Salt Way.⁴⁴⁴ The policy now requires the existing footpath extending from the southern corner of the site to Salt Way to be enhanced to enable a circular link from the new footpath/ bridleway to be provided at the southern edge of site Banbury 17 to Salt Way.</p> <p>The LSCA⁴⁴⁵ indicates low capacity for formal recreation as the area is isolated from urban areas to the north east by Salt Way. Capacity for informal recreation is Medium as the area could be enhanced through the introduction of green infrastructure and connectivity with Salt Way.</p> <p>The policy requires the site to include the provision of public open spaces that form a well-connected network of green areas within the site, suitable for formal and informal recreation. The policy specifies that existing Public Rights of Way should be retained to retain access to the wider countryside and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury. Contributions towards off site provision for allotments and sports provision to be provided to the south of site Banbury 17 will now be required in lieu of provision on site.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p> | |
| 4. To reduce poverty and social exclusion | + | + | + | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing</p> | |

⁴⁴³ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁴⁴ Sustrans data set

⁴⁴⁵ WYG (August 2014) *Banbury Landscape Sensitivity and Capacity Assessment Addendum*

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| | | | | <p>development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires new open spaces, contributions towards the expansion of existing primary schools and/or the provision of the new school at Wykham Park Farm and contributions towards the provision of secondary school places and improved community facilities.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p> | |
| 5. To reduce crime and disorder and the fear of crime | 0 | 0 | 0 | <p>The site is not previously developed; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The A361 (Bloxham Road) forms the eastern boundary of the site and could represent a significant noise source. In addition, the development of the site is likely to result in increased traffic and noise.</p> <p>While the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, with the exception of the potential primary school at Wykham Park Farm, no local centres are planned within the site. However, the policy does specify the need for the provision of public art to enhance the quality of the place, legibility and identity which is likely to have positive cultural implications for the site in relation to this objective.</p> <p>Overall, it is uncertain whether the positive plans for the site will be enough to offset the negative effects generated by the major route way in close proximity to the site.</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities | ++ | ++ | ++ | <p>The site lies on the western edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury and is relatively close to existing services in south Banbury.</p> <p>The policy requires new open spaces, contributions towards the expansion</p> | |

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| | | | | <p>of existing primary schools and/or the provision of the new school at Wykham Park Farm and contributions towards the provision of secondary school places and improved community facilities. Furthermore, the policy outlines plans for well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p> | |
| <p>8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance</p> | -- | -- | -- | <p>The site is not previously developed and is Grade 3 agricultural land.⁴⁴⁶ Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with any application, though development still has the potential to remove Grade 3 soils outside of the urban area.</p> <p>Therefore, this objective is unlikely to be achievable.</p> | |
| <p>9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts</p> | + | + | + | <p>The site is located within 2 km of Banbury town centre. The site is not previously developed but is relatively close to existing services in south Banbury.</p> <p>The policy requires the development to include appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p> | |

⁴⁴⁶ DEFRA data set

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| | | | | Therefore, overall, the site is likely to have a minor positive effect against this objective. | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no national or local designated sites located on the site. However, a proposed Local Wildlife Site (The Salt Way) forms the northern site boundary.⁴⁴⁷</p> <p>The site contains a small area of BAP priority habitat (young plantation). The variety of habitat types results in a Medium to Low natural sensitivity.⁴⁴⁸</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires detailed consideration of ecological impacts, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside. Ecological surveys should accompany any development proposal.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment | + | + | + | <p>Natural England National Character Area 95: Northamptonshire Uplands. County Landscape Types: Farmland Plateau and Upstanding Village Farmlands. At local level, the site is located in the Ironstone Hills and Valleys Landscape Character Area.⁴⁴⁹</p> <p>The site is part of a larger site assessed in the 2014 Landscape Sensitivity and Capacity Assessment as having medium landscape sensitivity and visual sensitivity. The area is contained to the south of Salt Way and in order to merge with the existing urban fringe development would require visual and physical connection to the residential area to the north east to prevent it appearing isolated. There is potential to accommodate some residential development in the site.⁴⁵⁰</p> <p>There is a low capacity for commercial and industrial development which would affect the local character and setting of Salt Way and would not</p> | |

⁴⁴⁷ TVERC data set

⁴⁴⁸ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁴⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁵⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| | | | | <p>complement the surrounding land use.⁴⁵¹</p> <p>The site is currently occupied by arable land use. The site contributes to the setting of Banbury as a historic town from the south-west and in the surroundings of the Salt Way. Crouch Farmhouse is a Grade II Listed Building.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows, and providing an appropriate development interface with Salt Way (any buffer is likely to be some 10-20 metres in accordance with the approach adopted at land east of Bloxham Road and south of Salt Way). The policy requires a Landscape and Visual Impact Assessment, as well as a heritage assessment to be undertaken as part of development proposals.</p> <p>The policy encourages consideration of the impact of development on Crouch Hill and the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measures outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p> | |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry</p> | + | + | + | <p>The site is located within 2 km of Banbury town centre. The A361 forms the eastern boundary of the site. The northern site boundary is formed by the Salt Way recreational route, which also forms part of National Cycle Route 5.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential</p> | |

⁴⁵¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| | | | | <p>for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p> | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p> | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1 and there are no surface watercourses on or immediately surrounding the site.⁴⁵²</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites.</p> <p>However development would provide an opportunity to reduce areas susceptible to surface water flooding. The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the | +? | +? | +? | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District,</p> | |

⁴⁵² Environment Agency data set

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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| proportion of energy generated from renewable sources in the district | | | | <p>involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and/or a new primary school at Wykham Park Farm, and contributions to existing community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires contributions to improve the capacity and quality of local primary and secondary school and/or a new primary school at Wykham Park Farm, and contributions to existing community facility provision, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 19. To encourage the development of buoyant, sustainable | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. However, there may be potential to enhance connectivity | |

Banbury 16 – Land South of Salt Way – West of Bloxham Road – Main Modification 118 (8 Hectares)

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|----------------|--|--|--|---|--|
| tourism sector | | | | <p>with the footpath and cycle network associated with Salt Way, which may promote the location for visitors.</p> <p>As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged.</p> | |
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Banbury 17 – Land South of Salt Way – East

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | <p>The proposals for the site would contribute a new neighbourhood of up to 1,345 dwellings (including 145 that have permission) with associated facilities and infrastructure as part of SW Banbury. 30% of the homes will be affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, the policy will have a significant positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1.⁴⁵³</p> <p>EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central areas of the site, with areas of ‘less’ and ‘intermediate’ susceptibility shown following field boundaries running north-south.⁴⁵⁴</p> <p>The policy requires the use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) taking account of the Council's Strategic Flood Risk Assessment. All development proposals are required to be subject to a Flood Risk Assessment.</p> <p>Therefore there is likely to be a negligible effect against this objective.</p> | |

⁴⁵³ Environment Agency data set

⁴⁵⁴ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. Therefore, it will have access to existing facilities in Banbury.</p> <p>The western portion of the site lies in Banbury Easington ward and the eastern portion lies within Bloxham and Bodicote ward. Banbury Easington ward has existing deficiencies in amenity greenspace, allotments and children’s playspace. Bloxham and Bodicote ward has existing deficiencies in natural/semi- natural and amenity greenspace, children’s playspace and tennis court provision.⁴⁵⁵ The policy now requires contributions towards off site provision for allotments and sports provision to be provided to the south of site Banbury 17, in lieu of provision on site.</p> <p>Salt Way, which forms the northern site boundary, is of significant recreational value and there is a network of recreational footpaths crossing the site. National Cycle Route 5 also follows the Salt Way.⁴⁵⁶ The policy now requires the existing footpath extending from the southern corner of the site to Salt Way to be enhanced to enable a circular link from the new footpath/ bridleway to be provided at the southern edge of site Banbury 17 to Salt Way.</p> <p>Well used allotments, Banbury cricket club and Bodicote recreation ground are all in close proximity to the site.</p> <p>The 2014 Landscape Sensitivity and Capacity Assessment assesses this site in two parts, west and east. It concludes that the western part has a low capacity for formal recreation in isolation although this could be incorporated into a residential development; and a medium capacity for informal recreation through the enhancement of the existing footpath network. The eastern part of the site has a medium capacity for informal and formal recreation development.⁴⁵⁷ The area could accommodate formal recreation associated with the adjacent cricket ground. Informal use could also take place in the east area of the site</p> | |

⁴⁵⁵ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁵⁶ Sustrans data set

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Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>as there is already an area of amenity grassland.</p> <p>The policy requires any proposals on the site to include public open spaces - general greenspace, play space, allotments and sports provision in the southern part of the site – forming a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal open space is to be provided in the south of the site. In addition, informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area.</p> <p>In a bid to promote healthier lifestyles and more sustainable modes of transportation, the policy also requires any development on the site to maximise the potential for walkable neighbourhoods and allow for integration with land that comprises the SW Banbury, including a linked network of cycle and footways to provide access into Banbury.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for community and/or local retail facilities, open spaces and a primary school and contributions towards the expansion of existing secondary schools.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p> | |

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | S | M | L | | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is greenfield; therefore there may be a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | + | + | + | <p>The A361 forms the north western boundary of the site and could represent a significant noise source. However, the majority of the site is away from any significant noise sources.</p> <p>Banbury cricket club and Bodicote recreation ground adjoin the south eastern part of the site.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Overall, there is likely to be a minor positive effect against this objective.</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies on the southern edge of Banbury, approximately 1-2 km from the town centre. It is close to existing schools at Easington and relatively close to major employers the south of Banbury. However, it is relatively distant from existing employment areas in the town centre.</p> <p>The policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p> | |

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---------------------------|
| | S | M | L | | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | -- | -- | -- | <p>The site comprises primarily not previously developed, and is largely covered by Grade 2 (very good) and Grade 3 (good) agricultural land. Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with any application, though development still has the potential to remove Grade 2 and 3 soils outside of the urban area.</p> <p>Therefore, this objective is considered not achievable and a significant negative effect is therefore identified.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is located within 1-2 km of Banbury town centre and any development of the site would result in increased traffic emissions. However, walking and cycling ways are available along existing recreational routes along the northern site boundary (along Salt Way) and running north-south across the site. National Cycle Route 5 also follows the northern site boundary, along Salt Way.⁴⁵⁸ The site is relatively close to existing schools and facilities to the West of Banbury, which may also encourage walking and cycling.</p> <p>The policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as the provision of good accessibility to public transport services like bus stops and bus route through the site.</p> | |

⁴⁵⁸ Sustrans data set

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | Therefore, overall, the site is likely to have a minor positive effect against this objective. | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>A proposed Local Wildlife Site (The Saltway) is located adjacent to the north western site boundary.⁴⁵⁹</p> <p>The eastern part of the site contains BAP priority habitat (lowland wood pastures and parkland), and some smaller isolated areas of BAP priority habitat (lowland mixed deciduous woodland and lines of very young plantation) are located in the central and western parts of the site.</p> <p>The LSCA⁴⁶⁰ assesses this site in two parts, west and east. For both parts it concludes that the site has low ecological sensitivity due to the relatively low presence of ecological features, but there may be some value for roosting and foraging bats and nesting birds.</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires proposals to be accompanied by ecological surveys considering the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside.</p> <p>Therefore, overall, the site is likely to have a minor positive effect.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | 0 | 0 | 0 | <p>The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, the Oxfordshire Wildlife and Landscape Study identify the area as being within the Upstanding Village Farmlands Landscape Type. At the district level, the site is located within the Ironstone Hills and Valleys Landscape Character Area.⁴⁶¹</p> <p>The 2014 LSCA assess this site in two parts, west and east. The combined landscape sensitivity and visual sensitivity of the western part</p> | |

⁴⁵⁹ TVERC data set

⁴⁶⁰ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁶¹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--------------|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>of the site is medium and this part of the site has a medium capacity for residential development. The eastern part of the site has a medium landscape sensitivity and a medium to low visual sensitivity. Overall the capacity for residential development on this part of the site is high.⁴⁶²</p> <p>The site contributes to the setting of the town. Public footpaths cross the site and another public footpath runs along the western boundary of the site. A public bridleway and historic route, Salt Way, runs along the northern boundary of the site and forms a mature green edge to the town.⁴⁶³ There is visual sensitivity in relation to the Salt Way footpath and National Cycle Route, which is used by a large number of people.</p> <p>Wykham Farm and Wykham Park Farm are located beyond the southern boundary of the site along Wykham Lane. Wykham Farm contains a listed building, the setting of which will have to be preserved. Bodicote Conservation Area is located immediately south east of the site, and development on this wider site may have an adverse impact on its setting.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows, and providing an appropriate development interface with Salt Way.</p> <p>The policy also requires proposals to include a Landscape and Visual Impact Assessment and cultural heritage assessment and encourages consideration of the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that</p> | |

⁴⁶² WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

⁴⁶³ LDA Design (September 2013) *Banbury Analysis of Strategic Development Potential*

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | the development would have a negligible effect against this objective. | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located 1-2 km south of Banbury town centre and immediately north west of the village of Bodicote.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures and the provision of allotments helping home food production, resulting in minor positive effects overall.</p> | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste. | + | + | + | <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p> | |

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1.⁴⁶⁴ EA mapping shows that the risk of flooding from surface water runoff from land is greater in the central areas of the site, with areas of 'less' and 'intermediate' susceptibility shown following field boundaries running north-south.⁴⁶⁵</p> <p>The significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites. However development would provide an opportunity to reduce areas susceptible to surface water flooding.</p> <p>The policy requires the development to demonstrate climate change adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>The site is large in size and could accommodate a district heating system, promoting energy efficiency. Although the site lies 1-2 km distance from Banbury town centre, there are various complementary heat loads within the local area, including the schools and hospital in Easington.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> | |

⁴⁶⁴ Environment Agency data set

⁴⁶⁵ URS (August 2014) *Level 2 SFRA Second Addendum*

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | Therefore, overall, the policy is likely to have a minor positive effect against this objective. | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities, with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities, with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. There is some potential to enhance the footpath and cycle network associated with Salt Way, which may promote the location for visitors; however, as there are no measures designed to improve | |

Banbury 17 – Land South of Salt Way – East – Main Modification 120 (68 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | tourism in the policy, a negligible effect is acknowledged. | |

Banbury 18 – Land at Drayton Lodge Farm

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | <p>The proposals for the site would contribute 250 homes with 30% as affordable. (Dwelling mix – to be informed by Policy BS4: Housing mix).</p> <p>The policy also requires the provision of extra-care housing and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1. There is a small ordinary watercourse, a tributary of Sor Brook, issuing from a pond at Drayton Lodge Farm and flowing in a south-westerly direction towards a further pond adjacent the south western boundary of the site.⁴⁶⁶ While there is a small area at low risk of flooding identified in the SFRA along the Drayton Lodge Farm access road, and coinciding with the pond and flowing south-westwards along the line of the ordinary watercourse, and a small area of medium risk is also shown coinciding with this pond, the historical flood maps illustrate no historical incidents of surface water flooding have been reported at the site.⁴⁶⁷</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1–5, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>Considering the low level of flood risk on the site and these mitigation</p> | |

⁴⁶⁶ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

⁴⁶⁷ URS (August 2014) *Cherwell District Council Level 2 SFRA Second Addendum Final Draft*

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | measures outlined within the policy, a negligible effect is acknowledged against this objective. | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>Taking into account the development of allocated site Banbury 5: Land North of Hanwell Fields, the site would be adjacent to the urban edge of Banbury although it is approximately 2.5 km from the town centre. Therefore, residential development will not have easy access to existing facilities in Banbury.</p> <p>The site lies in Wroxton ward which has existing deficiencies in natural/semi-natural greenspace, amenity greenspace and younger and older children’s playspace.⁴⁶⁸</p> <p>The larger site area that was assessed in the LSCA had a medium-high capacity for formal recreation facilities due to an existing golf course on the site, which is just to the west of the allocated site boundary, and a medium capacity to accommodate informal recreation.⁴⁶⁹</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards the wider countryside to the west.</p> <p>The policy requires the site to include the provision of public open spaces that form a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation would be best located and phased to come forward as part of development at the southern end of the site. The policy specifies that existing Public Rights of Way should be retained to retain access to the wider countryside and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and</p> | |

⁴⁶⁸ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁶⁹ WYG (August 2014) *Banbury Landscape sensitivity and Capacity Assessment Addendum*

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>footways to provide access into the existing communities in Banbury.</p> <p>Overall, all these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires the integration of a linked network of cycle and footways to provide access into Banbury with the layout of the development required to be highly integrated and connected with existing development. This maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.</p> <p>Furthermore, the policy requires onsite provision for community and/or local retail facilities, open spaces and a primary school and contributions towards the expansion of existing secondary schools.</p> <p>Together these measures are likely to have a minor positive effect on this objective.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | 0 | 0 | 0 | <p>The site is largely undeveloped. New development in the site may result in a rise in crime on this site against the baseline.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a negligible effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell | + | + | + | <p>The site is located on the western edge of Banbury, within reasonably close proximity of existing residential development. The B4100 forms the eastern boundary of half of the site, which could represent a significant noise source for new residents.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires noise mitigation along the B4100,</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| community | | | | <p>the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>Overall, there is likely to be a minor positive effect against this objective.</p> | |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies approximately 2.5 km from Banbury town centre and benefits from potential integration with the adjacent area services and facilities. It is relatively close to existing school facilities at Hanwell Fields, and adjacent to the North Oxfordshire Academy; however, it is relatively distant from existing employment areas.</p> <p>Residential development may impact on existing services and facilities such as school places; however the policy requires the planning of a well-connected network of green areas within the site, suitable for formal and informal recreation and a linked network of cycle and footways to provide access into Banbury, new education, community and retail facilities and services and the provision of public art to enhance the quality of the place, legibility and identity.</p> <p>NPPF requires provision of accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Therefore the policy is likely to have a significant positive effect on this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and | -- | -- | -- | <p>The site is largely undeveloped, and is largely covered by Grade 2 (very good) agricultural land. Therefore, development would not meet the objectives of re-using previously developed land.</p> <p>The policy requires assessment of agricultural land quality and a soil management plan to be submitted with the application, although development still has the potential to remove Grade 2 soils outside of the urban area.</p> | |

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| encouraging urban renaissance. | | | | Therefore, this objective is considered not achievable and a significant negative effect is therefore identified. | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is located approximately 2.5 km from Banbury town centre. Any development of the site would result in increased traffic emissions. However, the policy requires development to include new local facilities and services and appropriate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5. Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> <p>The policy also requires that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures such as linkages with and improvements to existing public transport.</p> <p>Therefore, overall, the site is likely to have a minor positive effect against this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no national or local designated sites located on the site, although there are very small areas of BAP Priority Habitats (lowland mixed deciduous woodland) within the centre and south western corner of the site.⁴⁷⁰</p> <p>The site is greenfield; therefore any development on the site would have a negative impact on biodiversity.</p> <p>However, the policy requires proposals to consider the ecological impacts of development, wildlife mitigation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside.</p> | |

⁴⁷⁰ TVERC data set

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | Therefore, overall, the site is likely to have a minor positive effect. | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located with Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as crossing two landscape character types which are Farmland Plateau, and Wooded Pasture Valleys and Slopes.⁴⁷¹</p> <p>The site is assessed in the 2014 Landscape Sensitivity and Capacity Assessment as having medium landscape sensitivity and medium visual sensitivity. A medium capacity for residential development is identified, although consideration should be given to the protection of the Drayton Conservation Area which the site abuts to the south. Care should also be taken to avoid visual prominence of development from within the Sor Brook valley. However, there is low capacity for commercial and industrial development – the general visibility of the site across the Sor Brook valley to the west and landscape context result in the area being less suitable for commercial or industrial development as it would be out of character with the existing residential and urban fringe landscape uses.⁴⁷²</p> <p>The site is assessed as having medium potential for enhancement of informal recreation, with medium to high potential for continued formal use and development of golf facilities exists as the golf course is a well-established use. There is medium to low capacity for woodland.⁴⁷³</p> <p>Drayton Conservation Area is adjacent to the southern boundary of the site.⁴⁷⁴</p> <p>A public bridleway runs through the southern part of the site and a public footpath runs from the south western corner of the site towards</p> | Mitigation: Any ongoing development associated with the golf course should seek to merge the site with the surrounding landscape and improve planting diversity. |

⁴⁷¹ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁷² WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁷³ WYG (August 2014) *Cherwell District Council, Banbury Landscape Sensitivity and Capacity Assessment Addendum*

⁴⁷⁴ English Heritage data set.

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | S | M | L | | |
| | | | | <p>the wider countryside to the west.</p> <p>In acknowledgement of the landscape and heritage sensitivities on site the policy requires that development be well designed with a 'soft' approach to the urban edge respecting the rural landscape setting, retaining and enhancing significant landscape features, such as hedgerows.</p> <p>The central part of the site containing the existing dwellings and copse should be protected from development to account for these uses and the steep and undulating landscape on this part of the site.</p> <p>The policy also requires proposals to include a Landscape and Visual Impact Assessment and cultural heritage assessment and encourages consideration of the provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment.</p> <p>Considering the mitigation measure outlined within policy, it is likely that the development would have a minor positive effect against this objective.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>The site is located approximately 2.5 km from Banbury town centre and within close proximity of existing residential development as well as the Banbury 5 allocation. A public right of way runs from the south of the site towards Banbury to the east.</p> <p>Any development on the site would be likely to increase traffic volumes; however, the policy requires the development include appropriate climate change mitigation measures and that proposals for the site should include a transport assessment and travel plan to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.</p> <p>Furthermore the policy specifies that existing Public Rights of Way should be retained and supplemented with a layout that maximises the potential for walkable neighbourhoods and a linked network of cycle and footways to provide access into the existing communities in Banbury.</p> | |

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | Therefore, overall, the site is likely to have a minor positive effect against this objective. | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures, resulting in minor positive effects overall. | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective. | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | 0 | 0 | 0 | <p>The site is located entirely within Flood Zone 1 and there are no watercourses on or immediately surrounding the site. However, the significant scale of development on the site is likely to increase the level of water pollution within the site beyond that which is likely on greenfield sites.</p> <p>The policy requires the development to demonstrate climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1-5, and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>These measures are likely to help safeguard existing water quality and contribute to wider sustainable resource management with negligible effects against this objective overall.</p> | |
| 16. To increase energy efficiency and the proportion of energy | + | + | + | According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District , involving the community and working with local partners to | |

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| generated from renewable sources in the district | | | | <p>raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policies ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the demonstration of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | + | + | + | <p>The site is not earmarked for employment development. However, the policy requires the provision of a new primary school, community and retail facilities with additional contributions to improve the capacity and quality of local secondary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against</p> | |

Banbury 18 – Land at Drayton Lodge Farm – Main Modification 122 (15 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | this objective. | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | 0 | 0 | 0 | It is considered unlikely that the development of this site would enhance the tourism sector within Banbury, as it is located some distance from the town centre. As there are no measures designed to improve tourism in the policy, a negligible effect is acknowledged. | |

Banbury 19 – Land at Higham Way

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | + | + | + | <p>The proposals for the site would contribute approximately 150 homes (70% houses and 30% flats) with 30% as affordable.</p> <p>The policy also requires the provision of extra-care housing, housing for wheel chair users, those with specialist supported housing needs and the opportunity for community self-build affordable housing.</p> <p>Overall, policy will have a minor positive effect on the District’s housing requirements.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment | 0 | 0 | 0 | <p>Almost the entire site sits within Flood Zones 2 and 3.⁴⁷⁵ However, in 2012, the EA completed the Banbury Alleviation Scheme and the Canalside SFRA Level 2⁴⁷⁶ confirms that with the implementation of the alleviation scheme and other measures the site should be able to be safely redeveloped without increasing flood risk elsewhere. The Council’s SFRA Level 2 Addendum (August 2014) indicates that a detailed Level 3 FRA would be required in relation to development proposals on the site, involving modeling. The Exception Test would need to be passed, and residential development should not extend into areas of Flood Zone 3.</p> <p>To this end the policy requires the development to demonstrate climate change mitigation and adaptation measures, SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council’s Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a negligible effect is acknowledged against this objective.</p> | <p>Residential development should be rolled back to outside of Flood Zone 3 areas.</p> <p>Development proposals will need to be accompanied by a Level 3 FRA involving detailed modeling.</p> |

⁴⁷⁵ Environment Agency data set

⁴⁷⁶ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|--|---------------------------|
| | S | M | L | | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | + | + | + | <p>The site lies within Banbury Grimsbury and Castle ward. Grimsbury and Castle has an existing deficiency in children’s playspace, tennis courts and allotments and in natural/semi-natural and amenity greenspace.⁴⁷⁷</p> <p>The site does not contain any formal open spaces, although the Cattle Market Sports Pitches are adjacent to the site.</p> <p>The policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided to link existing networks. Furthermore, the policy requires the provision of public open spaces in line with Policy BSC11, providing additional opportunities for recreation.</p> <p>Overall, these new facilities and connections are likely to encourage people to be active in and around the site, with minor positive effects against this objective.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>The policy requires the provision of affordable housing and extracare housing with mixed tenure which will contribute towards addressing social exclusion.</p> <p>The policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided to link existing networks.</p> <p>The site’s close proximity to the town centre means that improved connections are likely to have a minor positive effect on this objective.</p> | |
| 5. To reduce crime and disorder and the | + | + | + | <p>The site is comprised of previously developed land and is an area of light industry/manufacturing. The regeneration of this site and the creation of masterplanned community complete with connections to neighbouring</p> | |

⁴⁷⁷ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|--|
| | S | M | L | | |
| fear of crime. | | | | <p>local amenities and employment land would help improve the satisfaction of people with their neighbourhoods and would have a minor positive impact in relation to reducing crime and the fear of crime.</p> <p>The policy requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor positive effect on this objective overall.</p> | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | + | + | + | <p>The railway line running in to Banbury station borders the site's south western edge, which could represent a significant noise source.</p> <p>The development of the site is likely to result in increased traffic and noise; however, the policy requires a noise survey to identify any mitigation measures. Furthermore, the policy requires proposals for the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities, including car free areas, which should help to reduce traffic noise further.</p> <p>The redevelopment of the site could make a positive contribution to the regeneration of the area around the town centre with minor positive effects against this objective.</p> | Further mitigation might include more planting of vegetation along strategic route ways to screen the noise impacts. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site lies adjacent to Banbury town centre on the other side of the railway line and is therefore in close proximity to a range of existing local services and facilities, including a school, allotment and sports ground. In addition, many existing commercial and employment developments are close by. The railway station is located on the western site boundary. The site is therefore in a highly accessible location.</p> <p>The policy requires financial contributions to improving the capacity of primary and secondary schools in the area, requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. To this end, the policy requires new footpaths and cycleways be provided and the implementation of proposals in the Movement Study including improved junction arrangements on Bridge Street and Cherwell Street to improve traffic capacity but also to</p> | |

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---------------------------|
| | S | M | L | | |
| | | | | <p>facilitate pedestrian movement between the town centre and the site.</p> <p>The site's close proximity to the town centre means that improved connections are likely to have a significant positive effect on this objective.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>The site comprises previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings.</p> <p>The policy requires that any proposals outline appropriate treatment and remediation works for contaminated land.</p> <p>Overall, a major positive effect is identified.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>Redevelopment of the site would promote walking and cycling and reduce the need to travel, as the site is located close to the existing town centre. There is potential for good connectivity given the site's location and range of existing uses nearby, which would limit the need to travel by private car. In addition, Banbury railway station is located on the western site boundary.</p> <p>The policy requires compliance with policies ESD 1-5 on climate change mitigation and adaptation measures, a transport assessment and Travel Plan and that the development maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities, incorporating new footpaths and cycleways.</p> <p>Overall, the site is likely to have a minor positive effect on this objective.</p> | |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>There are no ecological designations or BAP Priority Habitats located on the site.</p> <p>Development of this site would reduce the pressure of green field development and development on sites of greater ecological sensitivity.</p> | |

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---|
| | S | M | L | | |
| | | | | <p>Also, there is the potential for ecological enhancement, in connection with the Canal, which borders the site.</p> <p>The policy requires provision of Green Infrastructure links beyond the development site to the wider town and open countryside, new open/urban spaces with new trees and the general biodiversity enhancement.</p> <p>Therefore, overall, a minor positive impact is identified.</p> | |
| <p>11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment.</p> | + | + | + | <p>The site sits within the urban fringe of Banbury close to the town centre and therefore has not been assessed for its landscape sensitivity and capacity. However, there is still potential for the development of the site to have effects on townscape and built and buried heritage in and around the site.</p> <p>There are no designated heritage assets within the site; however, the Grimsbury Conservation area runs along the northern boundary of the site, and the Oxford Canal beyond the rail line to the west of the site is also a designated Conservation Area. The Grimsbury Conservation Area is already affected by the presence of existing development on the site; therefore, as long as new development was in keeping with the setting of the conservation area no significant negative effects are expected against the baseline.</p> <p>The policy requires the provision of Green Infrastructure links beyond the development site to the wider town and open countryside. This development would offer the potential for improvements to access to the countryside through improvements to the river canal corridor.</p> <p>Overall, a minor positive effect is identified.</p> | <p>Enhancement: Ensure development on the site is appropriate to the setting, given the presence of a conservation area at the northern edge of the site. The development should seek to maintain or improve the urban landscape.</p> |
| <p>12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by</p> | + | + | + | <p>Higham Way runs along the south western boundary of the site. It is likely that traffic generated would be accommodated by the local road network. The site is located close to existing commercial and employment development in the centre and eastern parts of the town. This could potentially reduce travelling distances and enable sustainable transport modes such as walking, cycling and public transport.</p> | |

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| car/ lorry | | | | <p>To this end the policy requires any development on the site to maximise the potential for walkable neighbourhoods and enable a high degree of integration and connectivity between new and existing communities. New footpaths and cycleways are to be provided and the junctions on Bridge Street and Cherwell Street to be improved to increase traffic capacity and facilitate better pedestrian movement between the town centre and the site.</p> <p>Therefore, overall, a minor positive effect against this objective is identified.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires climate change mitigation and adaptation measures, resulting in minor positive effects overall.</p> | Enhancement: promote the use of locally sourced materials. |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste | + | + | + | <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources and waste disposal with minor positive effects against this objective.</p> | |
| 15. To maintain and improve the water quality of the district's rivers and to achieve sustainable water resources management | + | + | + | <p>A substantial area of flood risk is located in the site, as detailed above. This is associated with the Oxford Canal which borders the site and the nearby River Cherwell.</p> <p>However, in 2012, the EA completed the Banbury Alleviation Scheme, and the Canalside SFRA Level 2⁴⁷⁸ confirms that with the implementation of the alleviation scheme and other measures, the site can be safely redeveloped without increasing flood risk elsewhere. The SFRA also considers SuDS solutions aimed at protecting ground water quality. The site has the potential to consider dual function of green</p> | |

⁴⁷⁸ PBA (October 2012) *Cherwell District Council Banbury Canalside Level 2 Strategic Flood Risk Assessment*

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>corridors linked to the Banbury Circular Walk/Oxford Canal Trial to prevent any further deterioration, and potentially improve levels of water quality.</p> <p>To this end the policy requires that any proposals outline appropriate treatment and remediation works for contaminated land and SuDS techniques in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment.</p> <p>Considering these mitigation measures outlined within the policy, a minor positive effect is acknowledged against this objective.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district | + | + | + | <p>The site is located in densely populated area and is large enough in size to accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible.</p> <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The policy requires development to be in compliance with policy ESD 1-5, including Sustainable Construction which will ensure the sustainable use of resources in construction and in use (e.g. energy and water use). Furthermore, the policy requires the incorporation of climate change mitigation and adaptation measures.</p> <p>Therefore, overall, the policy is likely to have a minor positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district. | + | + | + | <p>The site is not proposed for employment development. However, the policy requires contributions to improve the capacity and quality of local primary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the</p> | |

Banbury 19 – Land at Higham Way – Main Modification 124 (3 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|---|---|--|---------------------------|
| | S | M | L | | |
| | | | | <p>potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| <p>18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district.</p> | + | + | + | <p>The site is not proposed for employment development. However, the policy requires contributions to improve the capacity and quality of local primary schools, which will generate long term employment, education and training opportunities in the area. In addition, the construction of the site will create a significant number of jobs in the short to medium term.</p> <p>The policy requires any proposal to be accompanied by a transport assessment and Travel Plan so that the development maximises the potential for integration with existing residential, retail and employment areas.</p> <p>Consequently, the policy is likely to have a minor positive effect against this objective.</p> | |
| <p>19. To encourage the development of buoyant, sustainable tourism sector.</p> | + | + | + | <p>The regeneration of the site close to the town centre would provide improved facilities and an improved sense of place, particularly in the vicinity of the railway station, which would enhance the attractiveness of the town centre to visitors.</p> <p>Therefore a minor positive effect is acknowledged for this objective.</p> | |

Villages 5 – Former RAF Upper Heyford

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|---|---------------------------|
| | S | M | L | | |
| 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. | ++ | ++ | ++ | <p>The modified proposals for the Former RAF Upper Heyford site would contribute approximately 1,600 new homes in addition to the 761 (net) homes already permitted, with at least 30% as affordable.</p> <p>The policy requires the provision of extra care housing and the opportunity for self-build affordable housing in accordance with Policies BSC3 and BSC 4.</p> <p>Overall, Policy Villages 5 will make a significant contribution to the objectively assessed need.</p> | |
| 2. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment | 0 | 0 | 0 | <p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.⁴⁷⁹</p> <p>The uFMfSW maps illustrate minimal surface water flooding from the 1 in 30 year flood event and 1 in 100 year rainfall event to a maximum depth of 0.60 m to 0.90 m. In a 1 in 1000 year flood event there are corridors of flooding across the site which concentrate towards the southern boundary. EA and CDC HFMs illustrate no historical incidents of surface water flooding have been reported at the site.⁴⁸⁰</p> <p>The policy requires the provision of Sustainable Drainage including SuDS in accordance with Policy ESD7, taking account of the Council's Strategic Flood Risk Assessment. It also states that development should be set back from watercourses.</p> | |

⁴⁷⁹ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

⁴⁸⁰ URS (August 2014) *Level 2 SFRA Second Addendum*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|----|----|--|---------------------------|
| | S | M | L | | |
| | | | | Therefore, the policy is likely to have a negligible effect against this objective. | |
| 3. To improve the health and well-being of the population & reduce inequalities in health. | ++ | ++ | ++ | <p>The site lies within the Astons and Heyfords Ward. The ward has existing deficiencies in Natural and Semi-natural Greenspace, Amenity Greenspace and Children and Young People’s Playspace.⁴⁸¹</p> <p>There may be potential for low density small scale formal recreational development as part of a complementary mixed use development, with Medium to Low capacity overall. In addition, there is Medium to High capacity for informal recreation connected with historic uses of the site if it were to be opened up for public access. Provision of footpath access would assist in increasing managed public accessibility.⁴⁸² Site identified as 146 has medium to low capacity for formal recreation and medium capacity for informal.</p> <p>Public rights of way follow the northern and southern boundaries of the site and continue out in to the countryside surrounding the site. The policy requires the retention and enhancement of existing Public Rights of Way, and the provision of links from the development to the wider Public Rights of Way network. There are a couple of small pockets of amenity greenspace and children and young people’s space within the site, both of which could be improved and expanded. Therefore, the redevelopment of the site offers the opportunity to improve the health and well-being of the local population; the extent of the contribution to this objective will depend upon implementation.</p> <p>The policy requires the provision of appropriate community, recreational and employment opportunities and facilities. The policy also requires contributions to health care provision, and primary and secondary school</p> | |

⁴⁸¹ Cherwell District Council (July 2008) *Green Spaces Strategy Background Document*

⁴⁸² WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>place provision.</p> <p>The modified policy requires public open space to be provided to form a well-connected network of green areas, suitable for formal and informal recreation. This includes sports pitches and play areas, and indoor sport provision. Provision of Green Infrastructure links to the wider development area and open countryside should also be provided.</p> <p>The policy also requires the settlement to be designed to encourage walking and cycling, thereby promoting healthy lifestyles.</p> <p>Therefore, overall, a significant positive effect against this objective is recognised.</p> | |
| 4. To reduce poverty and social exclusion. | + | + | + | <p>This is a large site and it is anticipated that sensitive redevelopment of the RAF base additional to that already permitted would result in a significant number of highly sustainable and affordable homes, including extra care housing with mixed tenure and employment opportunities, and the opportunity for self-build affordable housing. This will contribute towards addressing social exclusion.</p> <p>The policy requires the provision of community facilities including a community centre, and a neighbourhood police facility, and requires connectivity between new and existing communities.</p> <p>There is no way of determining whether the approximate 1,500 jobs outlined in the policy would reduce the poverty or social exclusion.</p> <p>Therefore, overall, a minor positive effect is identified for this objective.</p> | |
| 5. To reduce crime and disorder and the fear of crime. | + | + | + | <p>The redevelopment and incorporation of this site into the public realm could result in an increased potential for crime on this site against the baseline. Parts of the site identified under the policy are greenfield and the development of such land could again result in an increased potential for crime on this site against the baseline.</p> <p>However, the policy requires the provision of a neighbourhood police facility, and requires proposals to comply with Policy ESD 16: The Character of the Built Environment which requires development proposals to be Secured by Design accreditation, resulting in a minor</p> | |

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|---|---|
| | S | M | L | | |
| | | | | positive effect on this objective overall. | |
| 6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community | ? | ? | ? | <p>The additional redevelopment of this site will provide new housing and the opportunity to provide new cultural facilities to complement and enhance the significant heritage assets on site.</p> <p>The development will provide a range of facilities and homes that would connect to the surrounding villages and existing homes.</p> <p>The site lies in an isolated rural location. However, the majority of the site identified under the policy is previously developed land and the greenfield elements of the site would need to integrate with the proposed new settlement. The policy seeks the provision of a neighbourhood centre or hub a community hall, open space, place of worship, shops, public house, restaurant and social facilities as well as contributions towards education provision. It also requires layouts to enable a high degree of integration with development areas within the Policy Villages 5 allocation, with connectivity between new and existing communities, and the provision of a heritage centre given the historic interest of the site and its associations with the Cold War.</p> <p>Development would, however, result in significant increases in traffic and noise compared to the current situation, although the policy does require that the design and layout should reflect the management and mitigation of noise impacts associated with the development. In addition, the railway lines immediately to the west and north east may generate additional noise. The effect would depend on the detailed proposals for the site and their implementation. The overall effect is identified as uncertain.</p> | Mitigation: Promote sustainable design to manage potential noise and traffic impacts associated with development of the site. |
| 7. To improve accessibility to all services and facilities. | ++ | ++ | ++ | <p>The site is relatively isolated. Banbury town centre lies several kilometres to the north west and Bicester several kilometres to the south east.</p> <p>However, the policy provides for community facilities, employment and open space. The site is also a previously developed site with existing employment and residential uses. The policy states specifically that the</p> | |

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|---|----------|----|----|--|--|
| | S | M | L | | |
| | | | | <p>intention is to promote walking, cycling and other methods of public transport, and provide services and facilities. It specifically seeks the integration of the new community into the surrounding network of settlements. It may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies.</p> <p>Therefore, the policy will provide for a mix of uses including, retail, employment, community and residential provision.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p> | |
| 8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the re-use of materials from buildings, and encouraging urban renaissance. | ++ | ++ | ++ | <p>Much of the site is previously developed land; therefore, any development of the site would meet the objectives of re-using previously developed land and would have the potential for re-use of buildings.</p> <p>The policy requires the recycling and reuse of materials where possible, and the removal or remediation of contamination or potential sources of contamination across the whole sites.</p> <p>The proposal seeks to enable environmental improvements (including remediation of contaminated land) and preserving and enhancing the heritage interest of the site.</p> <p>The remaining areas of greenfield comprise Grade 3 (Moderate) agricultural land.</p> <p>Therefore, overall, a significant positive effect is acknowledged.</p> | |
| 9. To reduce air pollution including reducing greenhouse gas emissions and ensure the district is ready for its impacts | + | + | + | <p>The site is isolated leading to long travel distances to surrounding towns however the policy states specifically that the intention is to promote walking, cycling and other methods of public transport, with the provision of footpaths and cycleways that link to existing networks. The policy also states that improved public access to public transport will be required.</p> <p>The policy also requires development to provide good accessibility to public transport and a plan for public transport provision should accompany any planning application. Also, a travel plan should</p> | <p>Enhancement: Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus</p> |

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|--|
| | S | M | L | | |
| | | | | <p>accompany any development proposal.</p> <p>The site may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies and could therefore reduce the need to travel longer distances.</p> <p>Additionally the modified policy requires development on site to investigate the potential to make connections to and utilise heat from Ardley Energy from Waste facility to supply the heat demands of residential and commercial development on the site.</p> <p>However, the effect on the objective would depend on the detailed proposals for the site and their implementation. Therefore, overall, a minor positive effect is recognised for this objective.</p> | linkages to and from the rail station. |
| 10. To conserve and enhance and create resources for the district's biodiversity | + | + | + | <p>The Ardley Cutting & Quarry SSSI is in close proximity to the eastern edge of the site. The site boundary contains the Upper Heyford Airfield Local Wildlife Site and there are two District Wildlife Sites beyond the site boundary to the north and south (Kennel Copse and The Heath).</p> <p>The site's ecological sensitivity to redevelopment is considered to be Medium to Medium/High (3-4) (identified in the 2014 Landscape Sensitivity and Capacity Study) at its most sensitive locations within the Local Wildlife Site containing large stands of notable calcareous grassland habitat and confirmed presence of a population of great crested newts, as well as its potential to support a variety of protected species. Other parts of the site containing less significant habitats, such as standard buildings, amenity grounds and gardens, or areas of rough grassland, are typically considered to Low/Medium (2) ecological sensitivity.⁴⁸³ The extended area has low ecological sensitivity. Site 146 has low to moderate ecological sensitivity.</p> <p>Significant residential development in close proximity to the Local and District Wildlife Sites and nearby SSSI could increase the potential for direct and indirect recreational impacts within the immediate vicinity of the site.</p> | |

⁴⁸³ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
|--|----------|---|---|---|---------------------------|
| | S | M | L | | |
| | | | | <p>The policy states proposals must demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the former airbase in association with the provision of the settlement.</p> <p>The policy requires the submission of an Ecological Mitigation and Management Plan, with preservation and enhancement of biodiversity across the site, and wildlife corridors enhanced, restored or creates, including the provision for habitat for great crested newts and ground nesting birds.</p> <p>The policy also requires development to protect and enhance the Local Wildlife Site (including the new extension to the south).</p> <p>The policy also requires appropriate management of biodiversity and a full arboriculture survey to inform the master plan for the site.</p> <p>Despite the scale of the redevelopment of the former RAF airbase it is considered that impacts can be minimized and net gains can be provided, resulting in a minor positive effect against this objective overall.</p> | |
| 11. To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment. | + | + | + | <p>The site is located within Natural England National Character Area 107: Cotswolds.⁴⁸⁴ Public rights of way follow the boundary of the site and continue out in to the countryside surrounding the site.</p> <p>The 2014 Landscape Sensitivity and Capacity Assessment concluded that the combined Landscape Sensitivity of the site is High; the combined Visual Sensitivity for the area is considered to be Medium. The extended area has medium combined landscape and visual sensitivity. Site 146 has medium-low combined landscape sensitivity and medium combined visual sensitivity.</p> <p>Although overall the site has a low capacity for residential development,</p> | |

⁴⁸⁴ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>due to the diversity of areas contained within the site, residential use could be accommodated in isolated pockets of the site alongside complementary development of the site. The general capacity for residential development is considered to be medium. The expansion of existing commercial and light industrial employment within the southern area is possible without harming the wider integrity of the site. Therefore, the overall capacity for industrial and commercial development is considered to be Medium.⁴⁸⁵ The extended area has medium capacity for employment, commercial or industrial development within that area would significantly alter the existing residential character and impinge on the Conservation Areas. With regard to site 146, there is medium capacity for commercial and industrial development.</p> <p>The entire former airbase site is designated as a Conservation Area reflecting the significant heritage interest on the site and its Cold War associations and contains five Scheduled Monuments, a number of listed buildings and non designated heritage assets of national importance, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area. In addition, there are three areas recognised in the National Monuments Record.⁴⁸⁶ The Rousham, Lower Heyford and Upper Heyford Conservation Area extends into the south west part of the site identified under Policy Villages 5 and the Oxford Canal Conservation Area is beyond the site to the west. The site is in close proximity to the Grade I Rousham Park and Garden.</p> <p>The modified policy allows for residential development focused to the south of the flying field, avoiding the most historically significant and sensitive parts of the site. Furthermore, the release of green field land within the allocated site will not be allowed to compromise the necessary environmental improvements and conservation of heritage interest of the wider site.</p> | |

⁴⁸⁵ WYG (August 2014) *Upper Heyford Landscape sensitivity and Capacity Assessment, Final Draft*

⁴⁸⁶ English Heritage website, available from: <http://list.english-heritage.org.uk/results.aspx>

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>The policy sets out to conserve the historic elements of the Site. It requires that proposals demonstrate that conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the former airbase in association with the delivery of the new settlement. For example, new development should reflect high quality design that responds to the established character of the distinct character areas where this would preserve or enhance the appearance of the Former RAF Upper Heyford Conservation Area. The modified policy also requires new development to preserve or enhance the character and appearance of the Rousham, Lower Heyford and Upper Heyford Conservation Area, as well as the Oxford Canal Conservation Area, and their settings.</p> <p>The policy also requires Proposals to provide for a heritage centre given the historic interest and Cold War associations of the site.</p> <p>The overall assessment is that a minor positive effect is anticipated.</p> | |
| 12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/ lorry | + | + | + | <p>Development of the site would result in increased traffic, especially as the site is isolated leading to long travel distances to surrounding towns. However, the policy states specifically that the intention is to promote walking, cycling and other methods of public transport, with the provision of footpaths and cycleways that link to existing networks. The policy also states that improved public access to public transport will be required. Therefore, it is anticipated that the policy would reduce car use.</p> <p>The policy also requires development to provide good accessibility to public transport and a plan for public transport provision should accompany any planning application. The policy requires provision of linkages between the site and the train station at Lower Heyford. Also, a travel plan should accompany any development proposal.</p> <p>The site may also act as a hub for surrounding villages, if the provision of community facilities can meet any other identified deficiencies and could therefore reduce the need to travel longer distances.</p> | Enhancement: Two railway lines are situated close by, with the nearest station at Heyford. The large scale redevelopment of this site might make it feasible to consider provision of new bus linkages to and from the rail station. |

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| | | | | <p>The policy also requires measures to minimise the impact of traffic generated by the development on the surrounding road network through funding and/or physical works, including to any necessary capacity improvements around Junction 10 of the M40, and to the rural road network to the west of the site and around Middleton Stoney including traffic calming and management measures.</p> <p>Overall, a minor positive effect is expected.</p> | |
| 13. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products. | + | + | + | <p>The policy includes references to retention of buildings, structures, spaces and trees which should have the effect of reducing resource demand through use of existing materials / structures. Building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings with their character area.</p> <p>The policy requires the recycling and potential re-use of demolition materials where possible and demonstration of compliance with requirements in the sustainable development policies (ESD 1-5).</p> <p>Removal or remediation of contamination or potential sources will be required across the entire site.</p> <p>A minor positive effect is anticipated overall.</p> | |
| 14. To reduce waste generation and disposal, and achieve the sustainable management of waste. | + | + | + | <p>Apart from the policy’s requirement for the recycling and reuse of materials where possible, no specific provision is made in the policy for sustainable waste management. However, this is covered by Policy ESD3 which this policy specifically requires compliance with.</p> | |
| 15. To maintain and improve the water quality of the district’s rivers and to achieve | + | + | + | <p>The entire site sits within Flood Zone 1. Some small unnamed watercourses are located on the edges of the site but they pose no significant flood risk.⁴⁸⁷</p> <p>The policy’s requirement for the removal or remediation of</p> | |

⁴⁸⁷ URS (March 2012) *Cherwell District Council Level 2 SFRA living document prepared for: Cherwell District Council*

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| sustainable water resources management. | | | | <p>contamination or potential sources of contamination across the whole site should support better water quality.</p> <p>The policy also requires improvements to the water supply and sewage network, as well as other utilities.</p> <p>Any development will need to be in compliance with Local Plan policy ESD 8: Water Resources which will ensure that measures are put in place to mitigate for any potential effects on the water environment. Policy ESD 3 Sustainable Development will also ensure that any new development is water efficient.</p> <p>Therefore, overall a minor positive effect is anticipated.</p> | |
| 16. To increase energy efficiency and the proportion of energy generated from renewable sources in the district. | ++ | ++ | ++ | <p>According to the Low Carbon Environmental Strategy (2012), the Council is keen to support 'low carbon' initiatives across Cherwell District, involving the community and working with local partners to raise awareness and encourage CO2 savings.</p> <p>The modified policy requires development on site to investigate the potential to make connections to and utilise heat from Ardley Energy from Waste facility to supply the heat demands of residential and commercial development on the site.</p> <p>Furthermore, the allocated site is large in size and could itself accommodate a district heating system, promoting energy efficiency. The implementation of community renewable energy generating systems would also be possible. Although, at this stage, the type of renewable energy is unknown subject to the recommendations of an Energy Strategy and viability studies.</p> <p>Therefore, overall, it is likely that the site would have a significant positive effect against this objective.</p> | |
| 17. To ensure high and stable levels of employment so everyone can benefit from the economic | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment opportunities in the area. The policy outlines the site's potential to provide approximately 1,500 jobs. In addition, the construction of the site will create a significant number of</p> | |

Villages 5 – Former RAF Upper Heyford – Main Modification 157 (520 Hectares)

| SA Objective | Duration | | | Assessment | Mitigation or Enhancement |
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| growth of the district. | | | | <p>jobs in the short to medium term.</p> <p>Perimeter and other major access roads as well as distributor roads could be constructed ensuring that the site's new mixed uses will be integrated and well connected to existing residential, retail and employment areas.</p> <p>Therefore, significant positive effects are identified overall.</p> | |
| 18. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district. | ++ | ++ | ++ | <p>The site is large enough to accommodate commercial and employment land, new community facilities and local services, all of which will generate long term employment and training opportunities in the area. Primary and secondary schools are likely to be constructed.</p> <p>The policy outlines the sites potential to provide approximately 1,500 jobs.</p> <p>Therefore, significant positive effects are identified overall.</p> | |
| 19. To encourage the development of buoyant, sustainable tourism sector. | + | + | + | <p>The Former RAF base at Upper Heyford is an important cultural and historical place. Its redevelopment is an opportunity to create a new and improved tourist attraction in the District, with positive effects against this objective.</p> <p>The policy refers to proposal providing for a heritage centre, which may well attract visitors to the site.</p> | |

Appendix 8

Consultation responses to Draft SA Addendum for Main Modifications to the Cherwell Submission Local Plan (August 2014)

Consultation responses received in relation to the Draft Sustainability Appraisal Addendum for Main Modifications to the Cherwell Submission Local Plan (August 2014)

| Consultee (Ref. no.) | Proposed Modification no. | Response (or summary of key relevant points in response where representation is lengthy) | How addressed in Final SA Addendum |
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| Middleton Stoney PC (029) | 157 (Our Villages and Rural Areas – Policy Villages 5: Former RAF Upper Heyford) | <p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> • As the appraisal of the modification relates to allowing extra housing at the former RAF Upper Heyford site, we do not believe that this extra development is sustainable. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> • Suggests that 1600 additional dwellings on site is unsound. • Suggests that the Oxfordshire SHMA (2014) provides leeway for Cherwell DC; (the SHMA should not be a binding instruction) in the provision of housing at the site. The SHMA report states that it “does not apply constraints to the overall assessment of need such as environmental constraints or issues relating to congestion and local infrastructure ... they are very relevant in considering how much development can be sustainably accommodated and where new development should located.” • There are traffic issues at the site – rise in traffic towards Bicester; inwards in many directions; and a rise of commercial vehicle traffic. • The proposal to increase the development area from 500 to 520 hectares would require greenfield land; consultee feels there should be sufficient brownfield land within the planning permission boundary to accommodate any extra development. • In summary there should be no more development on the Upper Heyford site than the 1135 dwellings already agreed (inclusive of the 314 homes to be refurbished). | Noted. This comment relates to the plan-making process rather than the SA. |
| Heyford Park Residents & Community Development | Heyford Park Policies | <p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> • Need to review of relative importance of spoiled (Brownfield) land at Upper Heyford Airbase to the importance of farmland. | Noted. The SA Addendum compared two reasonable alternatives for accommodating additional |

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| Association (072) | | <p>Comments made in representation regarding Heyford Park Policies:</p> <ul style="list-style-type: none"> • Oppose use of greenfield land for planned growth at Heyford Park (support overall planned growth). • Review needed of what needs to be retained to protect the setting of ancient monuments on the airbase. • Substantial brownfield land to the north of Camp Road (use of greenfield land increase water run-off, use farmland and spoil countryside) • The preservation of the entire site north of Camp Road is not entirely justifiable – most buildings have limited remaining life and are not of sufficient character to retain. Existing developments have already been changed through ongoing development. Spoiled land should be returned to viable use rather than degenerating slowly. • Concerned about high density of housing proposed – rural setting not suitable for city density. Settlement type should be reflected in the development proposed. • Proposed modifications make little mention of employment – existing level of employment should be retained and expanded as settlement grows. It would be beneficial for local businesses to convert ex-RAF building. • Hoped that the Local Plan will address: transport (needs of pedestrians/ cyclists, public transport and improved road networks in the area) need for a village centre (retail, social and recreational services), need for a cemetery and open spaces (surrounding settlement; additionally access to designated monuments should be possible). | <p>development at Former RAF Upper Heyford, which would have resulted in different outcomes in terms of the balance of use of previously developed land and greenfield land (see Table 7.6 and Appendix 5).</p> <p>The remaining comments relate to the plan-making process rather than the SA.</p> |
| RSPB (089) | <p>115 (Policy Banbury 15: Employment Land NE of Junction 11);</p> <p>116-118 (Policy Banbury 16: Land South of Salt Way West);</p> <p>116 & 119-120</p> | <p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> • Agree that the allocations commented on will have a minor impact on biodiversity. • Disagree that the allocations commented on will have minor positive effects on biodiversity. This appears to be based on the conclusion that because the proposed allocations are not near to sites of importance for biodiversity they will reduce the pressure on sites of importance elsewhere. It is suggested that this is not a true reflection of the proposed allocations’ impact on biodiversity. | <p>The SA of the Proposed Modifications take into account policy wording. For example, for Banbury Policy 17 (Land South of Salt Way East), the policy requires detailed consideration of ecological impacts, wildlife mitigation, restoration and enhancement of wildlife</p> |

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| | (Banbury Policy 17: Land South of Salt Way East); 121-122 (Banbury Policy 18: Land at Drayton Lodge Farm); 123-124 (Policy Banbury 19: Land at Higham Way) | While the proposed allocations may not have an impact, it is inappropriate to say they have a positive impact compared to a hypothetical alternative development elsewhere. It is recommended that all the proposed allocations where this minor positive impact is identified for this reason be reclassified as "negligible effect likely" . | corridors to preserve and enhance biodiversity, including Green Infrastructure links beyond the development site to the wider town and open countryside. These have the potential for minor positive effects on biodiversity. |
| Framptons/Hallam Land (119) | 100 (Policy Banbury 4: Bankside Phase 2) | It is the opinion of Hallam Land that the allocation has a capacity in excess of 600 dwellings (as the proposed modification states) potentially towards 750 dwellings. The SA has not necessarily determined the site capacity. | Cherwell District Council has determined the site capacity. This is not the role of the SA. |
| Bioscan (059) | 89, 90, 91 (Proposed new policy: Bicester 13) | <p>Specific comments made in relation to SA Addendum:</p> <ul style="list-style-type: none"> • Positive assessment is given in relation to objective 1 (provide 300 dwellings in the area): this is flawed as the site does not have capacity for 300 dwellings without generating irreconcilable internal/ external policy conflicts. • Objective 3 recognises that there is no capacity for formal recreation provision on the south side of the site only for carefully controlled informal recreation centred on the existing footpath network. The SA suffers from lack of clarity about the extent of on and off-site formal recreation provision being proposed. • Objective 6: railway noise is recognised but implications of this for site yield appears to have not been considered. • Objective 10 does not take into account full range of known protected and notable species interests on the site, an approach that does not comply with the SEA Directive. The "medium to low" assessment of biodiversity sensitivity is open to challenge. • Objective 11: Agreed that there is low capacity of residential development on the south side of the site however disagree that it "is a greenfield site and that development here will minimise development on other greenfield lands". Consultee writes that site | <p>The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the site on its own merits without policy safeguards (Appendix 5), and with policy safeguards (Appendix 7).</p> <p>For example, the biodiversity interest of the site was reflected in the significant negative score for SA objective 10 in the site appraisal contained in Appendix 5.</p> <p>The Proposed Main Modifications include a range of criteria that seek to ensure that the biodiversity interest is</p> |

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| | | <p>has many protected species and other biodiversity resources on it (with legal obligations levied under the NERC Act) and is accessed by many residents as an open space and countryside asset.</p> <p>Overall “minor positive” attributed is seen as flawed.</p> <ul style="list-style-type: none"> Objective 15: need for drainage design of any development to maintain hydrological function of retained habitats is well established as a principle on site. It is not referred to here and the space implications of the delivery of SUDS scheme are not considered. Objective 17 and 18: challenges assumption that without evidence provided site can accommodate some commercial and employment land. The figure for the site area in the Proposed Main Mods document is incorrect. A further, even more incorrect figure is offered in the SA (SA Appendix 5 pages 2 – B13). Consultee states that area should be approximately 22ha and not the 24.78ha. Consultee states that all policy commitments cannot be achieved alongside 300 units while “ensuring development is limited to areas identified as having low sensitivity to development.” Consultee states that SA seems to lack objectivity and appropriate critical methodology making it open to legal challenge under SEA Directive. <p>Comments made in representation regarding MOD’s 89, 90, 91:</p> <p>Mods 89, 90 and 91 – the delivery of 300 units cannot be achieved without compromising other named objectives (safeguarding of conservation targets, deliver no net loss or net gain in biodiversity terms). The policy cannot therefore comply with NPPF paragraphs 109,114,117 and 118 and cannot deliver a form of sustainable development in accordance with paragraph 7 (consultee uses the rest of the question 6 answer box to explain these contradictions).</p> | <p>protected in any development proposals coming forward on this site, and states that development most comply with the requirements of Policy ESD11 to secure a net biodiversity gain. These safeguards for the biodiversity interest of the site, and the requirement for enhancement were reflected in the appraisal for SA objective 10 in Appendix 7.</p> <p>The SA assumes that development proposals that do not comply with these safeguards would not be granted planning consent.</p> <p>The site area issue is a presentational matter which will be addressed by CDC.</p> |
| Savills/Dorchester Group (158) | <p>(1) Main modification No 3 – Building Sustainable Communities;</p> <p>(2) Main modification No 7 – The Villages</p> | <ul style="list-style-type: none"> Consultee welcomes the policies as far as they go however since this development represents the second largest strategic housing allocation within the District, with scope to expand further, as well as significant employment provision which the other residential sites will not provide, it is disappointing that it is not identified as a separate set of policies but is wrapped within the policies for the rural villages. This is wrong as the scale of the project deserves a | |

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| | <p>and Rural Areas;</p> <p>(3) Main modification No 154 – The Villages and Rural Areas Policy Villages 5;</p> <p>(4) Main modification No 157 – The Villages and Rural Areas Policy Villages 5</p> | <p>bespoke suite of policies. These should also recognise the greater potential of the new settlement to provide further development beyond the plan period. Unless such development opportunity is identified at this relatively early stage there is a risk that the key infrastructure will prove inadequate for the ultimate community.</p> <ul style="list-style-type: none"> • (1) Consultee welcomes the proposals to identify Former RAF Upper Heyford as a strategic site for a new settlement in the rural areas. The Upper Heyford Assessment Interim Final Report and The Landscape Sensitivity and Capacity Assessment are welcomed. Given significant scale of the developed proposed for the former RAF Upper Heyford site (2,361 dwellings) the allocation should be included in the summary at table 4. SA comments: Comments reflected in the opportunity to create a new settlement at Former Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. • (2) Given the significant existing development on site (RAF Upper Heyford) and the identified proposals to expand the allocation to over 2000 dwellings and more plus extensive employment land and community facilities is not properly reflected in a set of policies which identify the opportunity as part of the “Villages and Rural Areas” suite of policies. Clear and distinct policies specific to the location should be set out. A suite of policies should be included based on the ones identified in the plan to provide 1,600 plus the extant 761 dwellings and appropriate employment and community policies together with identification of the overall potential of the location to develop a new settlement. SA comments: Comments reflected in the opportunity to create a new settlement at Former Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. • (3) Present wording fails to consider the proper opportunity for the development of a major new settlement which can be provided. The policies should consider the overall potential to provide a new community at former RAF Upper Heyford supporting the local villages even if its delivery extends beyond the Local Plan period so that it can be planned from inception to provide the appropriate infrastructure. SA comments: Comments reflected in the opportunity to create a new settlement at Former RAF Upper Heyford which will provide a comprehensive community if planned | <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> |
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| | | <p>as a whole even if part of the proposals would be developed after the plan period.</p> <ul style="list-style-type: none"> (4) The policy is welcomed in so far as it goes to identifying the scale of housing and employment together with its infrastructure however it should also identify reserved land and the opportunity for further development after the Local Plan Period. The aspiration of providing "at least 30% affordable housing" should be subject to the caveat such that such a provision is subject to viability testing. There needs to be flexibility in this if the infrastructure requirements of bringing this predominantly brown field development forward demand a lesser provision. SA comments: Comments reflected in the opportunity to create a new settlement at Former RAF Upper Heyford which will provide a comprehensive community if planned as a whole even if part of the proposals would be developed after the plan period. | Noted. |
| English Heritage (161) | 157 (Our Villages and Rural Areas – Policy Villages 5: Former RAF Upper Heyford) | <p>Specific comments made in relation to SA Addendum</p> <ul style="list-style-type: none"> Table 4.1 sets out "Reasonable Criteria" for identifying reasonable alternatives with respect to the Strategic Development Locations. These criteria include Heritage Assets: "Locations that would cause substantial harm to scheduled monuments, battlefields, Grade I, II* and II listed buildings, Grade I, II* and II registered parks and gardens and Conservation Areas will not be considered reasonable alternatives". Tables 7.1 and 7.7 indicate that the sites at Upper Heyford comply with all the reasonableness criteria except that relating to heritage assets. It is not clear why these sites are then considered to be "reasonable alternatives". Table 8.2 states that minor positive effects are identified for SA Objective 11 for Policy Villages 5. We feel that this is misleading as the proposed additional development at the Former RAF Upper Heyford could have negative impacts on heritage assets, and certainly this assessment appears to be at odds with the conclusions of Tables 7.1 and 7.7. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> Former RAF and USAF base at Upper Heyford is a military landscape of international significance, with a particular coherence north of Camp Road. It is essential that any development is | <p>Although Former RAF Upper Heyford has substantial heritage interest, it was not clear whether that interest might be subject to substantial harm until the SA was undertaken. For this reason it was considered to be a reasonable alternative, taking into account both the interest without policy safeguards (as presented in Appendix 5) and with the policy safeguards under the Proposed Modifications to ensure the interest is protected (Appendix 7).</p> <p>The SA assumes that development proposals that do not comply with the policy safeguards would not be granted planning consent.</p> |

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| | | handled with sensitivity. | |
| John Broad (163) | Bicester 11, 12, 13 | <p>Specific comments made in relation to SA Addendum</p> <ul style="list-style-type: none"> • This revision of the Local Plan has been forced by new SHMA figures that have not been correctly or fully reviewed or agreed before being used. • It is noted that these revised figures have been severely criticised by MP's, local politicians and individuals. A report by Professor Alan Wenban-Smith, commissioned by CPRE, proves that the figures are overestimated by a factor of at least two (ref: 'Unsound and Unsustainable' – A critique of G L Hearn's April 2014 Oxfordshire SHMA. Urban & Regional Policy, May 2014). • Areas Bicester 11, 12 & 13 are identified as having a "significant negative effect" on the landscape, heritage & biodiversity and yet CDC still plan to destroy these area with unwarranted development. • The consultee includes comments which quote elements of the SA, including: <ul style="list-style-type: none"> - CDC has used the consultants LUC to provide a Sustainability Appraisal and Strategic Environmental Assessment and they are particularly damning regarding the potential damage to the landscape & heritage and the biodiversity! They conclude in paragraph 1.100, page 28, that Bicester 11 "could have a significant negative effect on SA objective 11 (landscape & heritage) as they are within close proximity of heritage features that could also be affected by development". What is the point of employing these consultants if CDC ignores their important findings? - CDC has used the consultants LUC to provide a Sustainability Appraisal and Strategic Environmental Assessment (August 2014) and they are particularly damning regarding the potential damage to the environment in the River Ray Conservation Target Area on both Bicester 12 & 13. On page 12 of their report they identify potential effects from "Significant positive effect likely" down to "Significant negative effect likely" using coloured bands from green to red. I do not agree with their definition, under paragraph 1.39, | <p>The SHMA was carried out by Cherwell District Council, and forms part of the evidence that informed the SA Addendum.</p> <p>The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the sites on their own merits without mitigation (Appendix 5), and with mitigation by way of policy safeguards (Appendix 7).</p> <p>The representation draws attention to the assessment of effects prior to mitigation set out in the Submission Local Plan incorporating Proposed Modifications being taken into account.</p> <p>The SA of the Proposed Modifications, as presented in Appendix 7, assumes that development proposals that do not comply with the policy safeguards would not be granted planning consent.</p> |

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| | | <p>bullet point 7, of <i>“significant negative effect likely”</i> as they recognise the potential loss of habitats but suggest there is <i>“significant scope for mitigation and habitat restoration”</i>, which is a developer’s answer to any “significant” ecological problem. Gavray Meadows and the River Ray CTA are both important and conserved or they are destroyed and lost forever; there is no halfway mitigation possible!</p> <p>They conclude in paragraph 1.100, page 28, that Bicester 12 and 13 “could have a significant negative effect on SA objective 10 (biodiversity) as there are known biodiversity features within close proximity of the sites that could be affected by development.”</p> <ul style="list-style-type: none"> - Their chart, table 4, page 29, shows the Bicester 13 area as red, significant negative effect for biodiversity. It seems at odds with the requirement for CDC to hire these consultants but then ignore the importance of their findings with regard to Bicester 13 and to a degree Bicester 12 as well. - Consultee states that LUC report seems significantly negative with regard biodiversity and that report has been ignored by Council. | |
| CPRE Oxfordshire (166) | <p>106 – 130 (Bicester Strategic Development)</p> <p>89, 30 and 212 (Bicester 13. Gavray Drive)</p> <p>88 and 30 (Bicester 12. South East Bicester)</p> | <ul style="list-style-type: none"> • Bicester proposed growth in housing target increased from 6,894 to 10,129. SA report quoted in relation to negative impacts on services, facilities, infrastructure, loss of greenfield and agricultural land, and is likely adverse effect on air quality, biodiversity and landscape as well as intensification of pressure on water resources and waste treatment (CPRE suggest return to projected rate of growth of the Submission Local Plan). • Severe conflict of interest in trying to bring this in as a new Strategic Housing Site when the majority of it lies within the Conservation Target Area of the Ray valley (CPRE suggest any development allocated to this site is restricted to the land west of Langford Brook). • 1500 houses and the large employment area proposed is too significant a development at the site considering the flood risk dangers, the heritage site included in the site and Ray Valley Conservation Target Area also within its boundaries (CPRE suggest | Noted. |

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| | <p>14 and 29 (Oxford Green Belt. Structure of local plan/building sustainable communities)</p> <p>61, 17, 62, 126 and 160 (Oxford Green Belt. Kidlington)</p> <p>148 – 157 (Former RAF Upper Heyford)</p> | <p>reverting to the Submission Local Plan for the site and focussing on low-in-scale well-designed buildings, both industrial and residential).</p> <ul style="list-style-type: none"> • CPRE does not agree with possibility for Green Belt review as a possible solution to meeting Oxford City's perceived difficulties of meeting its notional housing targets. • Small scale review of Green Belt around Kidlington for employment sites not accepted "on special circumstances" as will lead to multiple future applications for the same reason. States the SA is based on the fact that existing Green Belt will be maintained (pg. 10 of response). • Allocation 1,600 dwellings at RAF Upper Heyford would represent over-development that would be unsound and unsustainable due to the impact on a historic site and the lack of appropriate transport links. • CPRE also included a report by Alan Wenban-Smith on the unsoundness of the Oxfordshire SHMA. | |
| <p>Amber Developments (156)</p> | <p>102 and 103 (Policy Banbury 5: North of Hanwell Fields) and SA appraisal of BA367</p> | <p>Specific comments made in relation to SA Addendum (BA367):</p> <ul style="list-style-type: none"> • Conclusions of the SA Addendum in relation to this site are not accepted: SA states (pg. 69 of SA) that the proposed site have low capacity from a landscape perspective for residential due to the impact it would have on the landscape character and visual quality of the area. It is accepted that the site is visually prominent however this does not make it unsuitable for development, as the site is suitable for development provided it is designed in a sympathetic manner. <p>Comments made in representation regarding MOD 157:</p> <ul style="list-style-type: none"> • Developer is promoting site Dukes Meadow Drive Banbury for 400 dwellings including green infrastructure, public rights of way and sport facilities on 19.5ha. | <p>BA367 was assessed as part of BA312.</p> <p>The SA took into account the evidence base, such as the Landscape Sensitivity and Capacity Study, and in this respect was assessed in a consistent way to all other sites.</p> |

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| | | <ul style="list-style-type: none"> • Increase of 44 additional units supported however increase is not seen as enough and additional land north of Dukes meadow Drive should be allocated. • Site is considered necessary to deliver required housing of Banbury. Should be seen as complementary to support sites already identified. The site is well related to existing facilities at Hanwell Fields, new schools on the BAN2 allocation, and employment and retail facilities to the north of the town. Bus stops are also in close proximity. There is possibility to create new linkages to the settlement making the additional allocation more sustainable. Site is not within a conservation area and does not contain any listed buildings. Site is within a non-adopted but proposed Green Buffer – however following Examination this policy is likely to be refined (land in question does not need to be kept open from residential development to prevent merging of settlements). Site is within Flood Zone 1. There are no major ecological constraints and should protected faunal species be recorded appropriate mitigation measures can be taken. There is an opportunity for ecological enhancement with development through green infrastructure network and new habitat creation. Low density at 400 units over 19.5ha would allow green infrastructure to dominate the site. Appropriate design, density and landscaping would allow the development to be incorporated into the surrounding countryside without adversely affecting it. Land is currently not being farmed and Cherwell’s overarching need for deliverable land necessitates the release of the site to meet the objectively assessed needs. | |
| <p>Persimmon Homes / Charles Church Midlands (208)</p> | <p>15(Introduction to the Local Plan: Duty to Cooperate) 28, 29 (Theme Two: Policies for Building Sustainable communities: Policy BSC 1)</p> | <ul style="list-style-type: none"> • The Sustainability Appraisal fails to assess the alternative of planning for a higher quantum of housing to meet some of the wider housing market area’s needs (i.e. some of the unmet need from Oxford City). | <p>As requested by the Inspector, the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District.</p> <p>A separate countywide working will determine whether or not a strategic</p> |

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| | | | Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time. |
| David Lock Associates/Gallagher Estates (197) | 6 – Table 6: Proposed Strategic Housing Allocations 91 – New Policy Bicester 13 – Gavray Drive | <ul style="list-style-type: none"> Support the conclusions of the SA addendum that reports land at Gavray Drive to deliver development to help meet the housing needs identified by the 2014 County SHMA. Preparing planning applications for Gavray Drive East and Gavray Drive West and will be supported by Environmental Statements that demonstrate all likely impacts that may arise from development can be adequately and appropriately mitigated to ensure that no significant adverse impacts would result. Gallagher Estates strongly support the principle of the allocation of land at Gavray Drive. The Proposed Modifications are generally sound. Policy 13 is supported however some minor amendments to the proposed wording of Policy 13 are required to ensure the policy is both justified and effective. Including: <ul style="list-style-type: none"> It is noted that the River Ray Conservation Target Area (RRCTA) is an "alluvial floodplain". The yellow hatching on the Proposal Map amended shows the extent of the floodplain to be larger than it actually is. The Sustainability Appraisal does not mention the Target Area in relation to Gavray Drive. | Noted. The yellow hatching in the Proposals Map depicts the full extent of the CTA as mapped by Thames Valley Environmental Records. Table 8.2 of the SA summarises the impacts of the proposed Modifications and identifies the risk of loss of designated and priority habitats in relation to Gavray Drive. Appendix 7 contains the appraisal of Policy Banbury 13 – Gavray Drive which in SA objective 10 specifically mentions the CTA. |
| Bicester Local History Society (221) | 89 New Policy Bicester 13 - Gavray Drive | <ul style="list-style-type: none"> Object to Garvay Road being allocated as a strategic site - it is part of the River Ray Conservation Target Area, contains a designated Local Wildlife Site and multiple historical features are present. SA Addendum finds that the intended planning option for this site could have significant negative effect on biodiversity. Bicester 13 also has considerable landscape value for the town. | The SA Addendum takes into account the presence of environmental assets and resources both in the assessment of the site on its own merits without policy |

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| | | <p>Several ancient footpaths run through the site. The planned linear development along Garvey Road (as proposed) would detrimentally affect historic features of ancient hedgerows and historic Launton village parish boundary.</p> <ul style="list-style-type: none"> • Designating the site will destroy historic evidence, reduce biodiversity and amenity value. • The Local Plan does not fulfil the criteria given in the SA Addendum for Main Modifications (non-technical summary) page 9, Para 1.24, Table 1, Point 10, 'To conserve and enhance and create resources for the district's biodiversity', and Point 11, 'To protect, enhance and make accessible for enjoyment, the district's countryside and historic environment'. • To make the Local plan sound Bicester 13 should be removed as a strategic housing site and re-instated as a Conservation Area. A smaller development on the West side of the brook (approx. 200 houses) might not be so damaging to the historical or environmental value of Bicester 13 provided there is no building east of the brook. | <p>safeguards (Appendix 5), and with policy safeguards (Appendix 7).</p> |
| <p>The Tripartite (comprising Oxford University, Merton College and R. Smith) (229)</p> | <p>34, 61 and 126 relate to the SA and a failure to carry out an assessment of alternative sites within the green belt against the SA criteria (see column to the right for more details)</p> | <ul style="list-style-type: none"> • The substantial additional housing requirement (710 dwellings per annum 2011-2031) is dealt with as an addendum – this merely adds to an existing strategy rather than seeking to examine all reasonable alternatives in order to achieve sustainable development. The appraisal assumes that all committed housing land would be developed and does not consider the council's own consultant's assessments of problematic delivery or market saturation in the towns. Additionally requirements of neighbouring authorities are not considered (particularly Oxford City Council). • Argues that the SA is flawed as green belt sites have not been considered as alternatives – conclusion has been made in the SA that there is no "immediate necessity for a strategic review of the green belt". Green belt does not form one of the areas which would be excluded as a consequence of "reasonableness" criteria included in the SA and is not itself an environmental criteria which is set out in SEA regulation. • The SA should have examined prospect of including some or all of the required housing in the south of the district which is within the green belt. Development in these areas should have been | <p>The comment on delivery and market saturation relates to the plan-making process rather than the SA.</p> <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that</i></p> |

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| | | <p>examined against SA criteria. SA is flawed without these alternative considerations.</p> | <p><i>it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require</p> |
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| | | | the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time. |
| Oxford City Council (179) | | <ul style="list-style-type: none"> • Cherwell failing to meet duty to cooperate (no provision to meet Oxford's unmet housing needs). • Significant increase in development in rural areas (in particular Upper Heyford) is not justified as the most sustainable option for development. The Sustainability Appraisal has failed to consider at least one reasonable alternative (urban extension to the north of Oxford) and therefore does not comply with SEA Directive. Planning Inspector Andrew Seaman correspondence to Wiltshire Council in respect to their submission of Core strategy in which Mr Seaman concluded that the SEA had not considered all reasonable alternatives on a level playing field which was sufficient to undermine justification for the site allocation selected is referred to. • The SA is referred to as "light touch" in terms of the scale of changes proposed (major changes to plan prepared within 11 week period) – it is also highlighted that public and stakeholders views have not had significant time to be tested. The council's duty to cooperate and lack of involvement with other LPA's has also been highlighted at this point. • There is a failure to assess reasonable alternatives – should the plan progress however the only way to improve the plan's effectiveness would be to accept an early green belt review to the south if only to meet Cherwell's own OAN and set out a clear timetable for this. Strategic green belt review has been dismissed in context of plan (which Oxford Coty Council disagree with) this option should be presented as a clear contingency strategy (para 40 and 67). • Upper Heyford development (which is rural and isolated and involves an increase of housing of 210%) is less sustainable than the alternative urban extension of Oxford. Housing allocation previously scrutinised at examination stage was noted as being limited due to considerable constraints to development. City | <p>Inspector Note 2 09.06.14 sates in Paragraph 2: <i>'Notwithstanding the above, the tests of legal compliance and in relation to the "duty to co-operate" are considered to have been met by the Council, to date, with no compelling evidence to indicate otherwise'</i>.</p> <p>the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> |

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| | | <p>Council is not convinced these constraints have been overcome. SA Addendum assessment of site identifies lack of existing services which may lead to significant increases in traffic and air pollution/ greenhouse gases. Reasonable alternatives (such as urban extension north of Oxford) have not been considered in relation to this site and the site will also represent a major change from the submission spatial strategy given the magnitude of increase of development which in effect creates a sizeable new settlement.</p> <ul style="list-style-type: none"> • City Council are disappointed that a wider Green Belt review other than Kidlington/ Begbroke has not been considered as a reasonable alternative for the sake of meeting Cherwell's own OAN. • Issue raised that SA is not impartial – wedded to pre-set policy position on part of Cherwell District Council (given that wider Green Belt review is dismissed on grounds that there are sufficient non –Green belt sites to meet additional need). There is no reasoning given for this position despite potential for significant challenge from other parties. Inspector's note that the "plan is likely to require an early review [of the Green belt] once the established process for considering the full strategic planning implications of the SHMA including any unmet needs in Oxford City has been fully considered jointly by all Oxfordshire Councils." Is referred to in support of this point. Justification for rejecting a Green belt review as a reasonable alternative is internally inconsistent, given that a Green Belt review to meet housing and employment needs is, in fact, included in the Plan and therefore assessed as a reasonable option in the SA. • The SA assessed alternative limited to existing spatial framework – no alternatives have been considered outside of this. The scale of development proposed at Upper Heyford suggests that there is a need to consider other spatial options; to consider the potential impacts of other options on sustainability objective. Without undertaking this it is not possible to say that the most appropriate alternatives have been selected to meet additional need. • SA notes that 'reasonableness' alternatives take into account the Plan objectives, geographical scope and national policy and concludes no blanket exclusion of Green Belt (in contrast to Flood Zone 3b). None of the 'reasonableness' criteria exclude a Green Belt review of area north of Oxford – rather some of the Plan's objectives would be supported by this spatial option. | <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>The Submission Local Plan and its August 2014 Modifications</p> |
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| | | <ul style="list-style-type: none"> The conclusions of the SA Addendum compared to the original SA are very similar which is surprising given the magnitude of change proposed and likelihood of wide ranging impacts from this change – change refers to highest quantum of housing (1,140 dpa) – para 80 iii. | <p>propose a small scale local review of the Green Belt to be undertaken as part of Part 2 of the Local Plan. Part 2 will be subject to Sustainability Appraisal.</p> <p>A large number of reasonable alternative sites for development were subject to SA where they were consistent with the spatial strategy. This included reasonable alternatives at Banbury, Bicester and Former RAF Upper Heyford. Taking into account the evidence base and the findings of the SA, Cherwell District Council has provided reasons why some sites or alterations to sites were included in the Proposed Modifications and others rejected.</p> <p>The original SA identified a range of significant effects both positive and negative, and the SA Addendum has come to the same conclusion, whilst noting safeguards (i.e. mitigation) that seek to avoid significant adverse effects on the environment occurring. The SA Addendum notes that the residual effect of loss of greenfield land to development remains as a significant adverse effect. It is acknowledged that there will be an increase in the</p> |
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| | | | amount of greenfield land lost to development under the Proposed Modifications, and this effect remains significant under both the Submission Plan and the Proposed Modifications. |
| Pandora Trading Ltd (164) | n/a | <p>Objection is raised to the Sustainability Appraisal Addendum (SAA), principally on two grounds: (i) differences between site assessments in 2012/13 and 2014, and (ii) inconsistencies in assessment between the sites.</p> <p>(i) It is interesting to note the following summary reasons relative to BAN2, BAN16 and 17 in table 7.16 of the 2013 Sustainability Appraisal (SA):</p> <p>(a) for allocating BAN2 - <i>'it is considered that growth at Southam Road is preferable to opening an area of countryside to the south of Banbury.'</i></p> <p>(b) for rejecting what is now BAN17 - <i>'the Plan chooses not to open an extensive area of countryside to the south of the town in the context of these landscape impacts and in view of the availability of other sites.'</i></p> <p>(c) for rejecting what is now BAN16 - <i>'Development in the south west would adversely affect the setting of the Banbury, extending the built form beyond the 'environmental limits' of the town, which are defined by landform, Salt Way and historic assets in particular, as well as rural views and landscape setting.'</i></p> <p>As can be determined from the above conclusions, the ability of each site to meet SA objective 11 in relation to landscape and heritage is of particular note; however, the assessment scores in each case are - significant negative for BAN2 and minor negative for BAN16 and 17. Across all of the other criteria, the three sites have very similar scores. (Table 7.1 in the SA Non-Technical Summary, 2013).</p> <p>In the 2014 SSA, however, in respect of criteria 11 (landscape/heritage), BAN16 and 17 are now significant negative, whilst BAN2 remains significant negative (Table 2 of the SSA Non-Technical Summary). (It is important to note that the BAN16 and 17 site areas assessed in 2013 and 2014, are the same). In all other respects, the sites, again, have similar</p> | <p>Some SA scores from the 2013 SA Report were revised during preparation of the SA Addendum due to reflecting updated evidence base documents and the need to re-appraise sites.</p> <p>The improvement in SA scores between the appraisals set out in Appendix 5 (and summarised in Table 2 of the SA Addendum NTS), and those set out in Appendix 7 is due more to the effect of all the specific policy requirements than changes in site areas. In general, the policy requirements include a number of mitigation and enhancement measures. The SA Addendum appraised the sites on their own merits without mitigation (Appendix 5), and with mitigation by way of policy safeguards (Appendix 7).</p> |

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| | | <p>scores.</p> <p>It is, therefore, difficult to understand how the site assessments in relation to BAN16 and 17 can have changed in the space of a year, when there has been no change to the assessment methodology or to the environmental conditions actually on the ground. This questions the very accuracy of the SA and SAA and renders it unsound.</p> <p>(ii) Appendix 7 of the 2014 SAA also considers the specific modification allocation areas of BAN16, 17 and 18, including the application of the actual policy criteria. Whilst it is accepted that the site areas in Appendix 7 are reduced from those assessed in Table 2, the differences in the conclusions between the assessments are very marked, with noticeable betterment across virtually all criteria (except criteria 8 efficient use of land).</p> <p>The largest betterment contrast is in relation to criteria 11 (landscape/heritage) where significant negative scores for the wider BAN16 and 17 sites miraculously turn into minor positives for the specific allocations and impact on biodiversity (criteria 10) go from minor negative to minor positive.</p> <p>Whilst it is accepted that a reduced site area, may, similarly reduce/increase the development impact, it is difficult to comprehend the magnitude of the changes identified.</p> <p>Again, it is considered that this raises questions as to the accuracy of the SAA and, therefore, its soundness.</p> | |
| <p>Boyer Planning/Bloor Homes (Western) Ltd and Trinity College (237)</p> | <p>6 – Table 4</p> | <p>Object to the omission of the land adjoining Dover Avenue and Thornbury Drive, Banbury (BA343) as a residential allocation from the Proposed Main Modifications to the submission draft of the Local Plan (Part 1).</p> <p>Omission of this land from the housing allocations results in the Deposit Local Development Plan being unsound in terms of the first test contained within Paragraph 182 of the National Planning Policy Framework, which states that the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.</p> <p>The land adjoining Dover Avenue and Thornbury Drive exhibits a number of positive elements in planning terms that support its inclusion within the Local Plan as a Strategic Allocation. First and foremost, it is felt that this site forms a logical extension to the approved scheme to the north, Core Strategy Banbury 3 Allocation - West of Bretch Hill and would rationalise the western urban fringe of Banbury in the context of the local topography</p> | <p>BA343 was assessed in the SA on a consistent basis, using the same evidence base, as for other sites. For example, the Landscape Sensitivity and Capacity Assessment stated that there is 'no capacity for formal recreation facilities'.</p> <p>The LSCA 2013 assessed Banbury 3 and BA343 among other under site I. The LSCA noted that residential development south of Withycombe Farm would not</p> |

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| | | <p>and extent of existing development. Additional development in this location would also further contribute towards the renewal objectives of the Bretch Hill Regeneration Area (Banbury 10).</p> <p>As the land to the north is allocated in the Local Plan under Policy Banbury 3, which has been ratified by the Local Authority, its suitability for residential development has already been recognised. Given the site's immediate adjacency and similarity in context, it is therefore felt that the analysis and conclusions of the allocated site can be justifiably applied to the land adjoining Dover Avenue and Thornbury Drive, Banbury.</p> <p>The response provides background information in support of the allocation of the site.</p> <p>Also to accompany the representation is an updated Sustainability Assessment for the site (Ref: BA343). The attached assessment has been appropriately reviewed and provides a more positive assessment than the caution approach undertaken by the District Council.</p> <p>The District Council Appraisal has not sufficiently considered its relationship with the allocation Banbury 3 to the north. For instance, it is suggested within the Appraisal that there is no capacity for formal recreation facilities on site. The potential provision of formal areas of open space and an expansion of the existing allotments off Dover Avenue are clearly illustrated however by the illustrative masterplan. Furthermore, an element of formal play equipment and additional amenity space will be provided in the linked development to the north.</p> <p>The site also contributes towards reducing poverty and social exclusion, as new development would be required to provide affordable housing. Although the definitive level of affordable housing provision would be a matter for future planning applications, the importance of any additional affordable housing in Banbury cannot be understated. The site would also positively contribute towards the Council's regeneration objectives of Bretch Hill.</p> <p>An analysis of environmental impacts, sustainable transport as well as appropriate landscaping were undertaken as part of the planning process for the application to the north (13/00444/OUT). This found that any negative impacts resulting from the northern development could be sufficiently mitigated. Given the congruity of the site, it is felt that the same conclusions can be appropriately drawn.</p> | <p>be appropriate.</p> <p>For the southern part of site 1 the study indicated formal recreation would not be possible without regrading the land which would alter the perception of the valley , medium capacity for informal recreation and low capacity for woodland. The study also noted no capacity for employment in the entire Site 1 area.</p> <p>Since publication of the SA Addendum, some minor inconsistencies have been addressed in the SA, which has resulted in the scores for this site for SA objective 3 (health and well-being) changing from uncertain (?) to minor positive (+). All other scores remain the same for this site.</p> <p>The reasons that Cherwell District Council give for discounting the site remain unchanged.</p> |
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| <p>Adalta Real/John Phipps (238)</p> | <p>6 – Table 4</p> | <p>The Plain, Caversfield – BI226</p> <p>The Councils reasoning and justification for identifying and rejecting new residential site allocations is unsound.</p> <p>Land at the Plain, Caversfield, Bicester should be included as a residential site allocation on the basis that:</p> <ul style="list-style-type: none"> • The site was not assessed as a standalone site but as part of a wider site (Site 113) including land to the north and east, as a result the justification for rejection does not apply specifically to this site. • The landscape sensitivity of the site (rather than the enlarged area assessed) is considered low. • The sensitivity of cultural factors is low. • The visual sensitivity of the site is low and can be further mitigated with additional landscaping. • The overall landscape sensitivity of the site is low and its landscape value is low. • It has a high landscape capacity, particularly for residential development. <p>An appropriately designed scheme would not present a risk of coalescence between Bicester and Caversfield.</p> <p>Its location relative to other allocated sites and developments ensure that it can be appropriately integrated with the rest of Bicester.</p> <p>The site assessment process is therefore flawed as the site put forward has not been appropriately and objectively assessed.</p> | <p>The call for sites June 2014 and SHLAA August 2014 identify a number of sites including BI226 and overlapping site BI224 all located to the west of the village of Caversfield and to the north of Bicester. This led to the assessment of a wider area BI222 identified in the SA.</p> <p>The site area subject to SA was agreed with Cherwell District Council as being an appropriate reasonable alternative.</p> <p>The SA of this site was undertaken on a consistent basis with the other sites that were subject to SA.</p> <p>BI226 falls within an area providing an important buffer between Bicester and Caversfield and the reasons that Cherwell District Council give for discounting the site remain unchanged.</p> |
| <p>David Lock Associates/Colegrave Family and Lynne Aries (241)</p> | <p>18 - Policies for Development in Cherwell: Theme One: Policies for Developing a Sustainable Local Economy: Introduction</p> | <p>Paragraphs 3.3 - 3.4 of representation statement</p> <p>In our representations to the Council on the Sustainability Appraisal Addendum for the Main Modifications to the Cherwell Submission Local Plan – Scoping Report - Consultation June 2014 (attached as Appendix 4 to this Report), we argued that as the Inspector had asked the Council to look at a new housing target of 22,800 new homes (1,140 per annum) over the Plan period between 2011 and 2031 (6,050 more than the Submission Version of the Plan) that the number of new jobs should be</p> | <p>Noted.</p> |

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| | | <p>increased beyond the 15,000 proposed in the Submitted Version of the Plan. We argued that using the same established homes/jobs ratio would mean that between 19,500 and 21,300 jobs (975–1065 per annum) would be required in the district to meet needs and be consistent with required housing growth of between 21,800 and 23,800 new homes as indicated in the Oxfordshire Strategic Housing Market Assessment (SHMA) (2014). In other words, this would mean between 4,500 and 6,300 more jobs to support the 6,050 additional new homes required by the SHMA.</p> <p>We are therefore pleased to note that the Proposed Modifications to the Local Plan are consistent with our earlier representations. We refer to Proposed Modification 18, Page 36 that the Plan is to be amended to refer to the SHMA need for 1,155 new jobs per annum and 1,142 new homes per annum under the 'planned economic growth forecast. Table 34 of the SHMA shows a total of some 23,091 jobs generated under this scenario. Allowing for physical, environmental and other constraints in the delivery of new jobs on sites, including those envisaged to be provided on B Class employment land and non-B Class land (e.g. A1 retail, D1, D2) we consider that the Plan is based overall on a strategy to meet objectively assessed employment needs and is therefore 'sound' in this respect.</p> | |
| David Lock Associates/Colegrave Family and Lynne Aries (241) | n/a | <p>Paragraph 5.8 of representation statement</p> <p>The <i>Sustainability Appraisal Addendum</i> states that the site for Policy Banbury 15 is located approximately 1-2 km north east of Banbury town centre and is not easily accessible by means other than the car, due to its location adjacent to the M40 motorway junction which causes some severance from Banbury. However, it is located close to existing employment areas and is easily accessible by road, which would reduce journey times between employment areas and transport interchanges. The <i>Sustainability Appraisal</i> also notes the potential for the construction of perimeter and other major access roads, ensuring that the site's new uses will be integrated and well connected to existing residential, retail and employment areas in the town.</p> | Noted. |
| Barton Wilmore/A2 Dominion (243) | n/a | <p>Having reviewed the SA Addendum for the Main Modifications, we wish to make the following comments on behalf of A2D:</p> <ul style="list-style-type: none"> On page 45, the SA Addendum incorrectly refers to NWB as being 390.2 hectares. The site comprises 406.5 hectares of land in total, including the Exemplar. | <p>The SA reflects the policy as worded in the Submission Local Plan as amended by the Proposed Modifications.</p> <p>Appendix 7 contains the</p> |

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| | | <ul style="list-style-type: none"> On page 105, the Addendum summarises the impacts of the Submission Local Plan incorporating the Main Modifications in relation to NWB (Bicester 1). Here, consideration should be given the Eco-Town criteria as set out in Planning Policy Statement: Eco-Towns (2009), which have been carried forward in the NW Bicester Master Plan submitted to CDC. In Appendix 7, page 305 reviews how a development at NWB would create and sustain a vibrant community and engage cultural activity. Here the SA should consider the requirement (as set out in the Planning Policy Statement: Eco-Towns (2009) and submitted NW Bicester Master Plan) to deliver a governance structure which will engage communities. <p>In Appendix 7, page 307 the Addendum considers improved efficiency in land use. In accordance with Planning Policy Statement: Eco-Towns (2009), NWB must demonstrate a net gain in local biodiversity and the requirements for green infrastructure. The Addendum should reflect this.</p> <p>In addition to the above, the Council has published three studies undertaken on behalf of Sport England assessing the supply and demand for various forms of sports facilities over the plan period. The town wide infrastructure requirements should be addressed through the Town Wide Masterplan and any s106 requirements should be in conformity with the CIL regulations.</p> <p>The Council has also published a viability appraisal. As stated above, the NWB has been the subject of financial modelling the development has been shown to be viable.</p> | <p>appraisal of Policy Bicester 1 – North West Bicester which reflects and specifically mentions that the policy requires biodiversity projects to be developed as part of the Masterplanning process and proposals must provide a biodiversity strategy and demonstrate a net gain in biodiversity including the creation of a local nature reserve. As consequence, the summary of the impacts of the proposed Modifications in Table 8.2 reflects the EcoTowns PPS Standards.</p> <p>The scoring for SA objective 6 is 'uncertain' (?). Although the SA recognises the opportunities for this site, the impact on objective 6 will depend on implementation.</p> |
| Blommbridge/Bicester Gateway (248) | 82 - Bicester: Policy Bicester 10 Bicester Gateway | <p>We consider that the Proposed Modification would better reflect national policy, and provide the most appropriate strategy for employment development in Bicester, if the amended wording went further than simply removing the word "specifically". We agree that this word should be deleted (as it does not add anything to the policy), but we are concerned that the policy, as drafted, does not adequately provide for the mix of uses that are essential to 'second generation' business parks: ie those parks that are not solely employment uses (ie first generation), but include a range of amenities for employees (ie second generation). This mix of uses provides for a more attractive business environment, creating a faster take up of space and ensuring much higher levels of sustainability (eg where employees do not need to travel off site for lunch, accommodation , a</p> | <p>This recommendation relates to wording of the Local Plan.</p> <p>Should further wording changes be made to this policy, they will be subject to SA to determine whether this alters the conclusions of the SA undertaken to date.</p> |

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| | | <p>conference or business meeting).</p> <p>We request that the policy should be amended to read as follows:</p> <ul style="list-style-type: none"> • Use Classes – B1 Business Uses, focusing on high tech knowledge industries, with appropriate ancillary amenity uses, including a hotel. <p>No changes to the Sustainability Appraisal are required in order to effect the change we have requested.</p> | |
| Planning Potential Ltd/Gleeson Developments (251) | n/a | <p>Paragraph 4.1 of representation statement</p> <p>In relation to the allocation of further proposed strategic housing sites, we object to the process followed by CDC in order to identify these sites. In our view, in order to be justified and therefore consistent with the NPPF, the Council should have used the objectively assessed housing need identified in the SHMA to inform their Sustainability Appraisal (SA). This SA should then have been used as the basis for the update to the Council’s evidence base, and the identification of further sites to meet the Council’s needs. Instead, the evidence base, produced by White Young Green (Landscape Sensitivity and Capacity Assessment Addendums for Bicester and Banbury) has instead been used to assess sites of the Council’s choosing. This is therefore inconsistent with Paragraph 182 of the NPPF, in that the Plan has not considered reasonable alternatives; on this basis, the list of newly proposed strategic sites cannot be considered justified.</p> | As requested by the Inspector, the scope of the Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. The SA has considered reasonable alternatives that are in accordance with the spatial strategy as set out in the Submission Local Plan including sites that were not assessed in the WYG 2014 Addendum. |
| Planning Potential Ltd/Gleeson Developments (251) | n/a | <p>Paragraph 6.11 of representation statement</p> <p>As noted above in Section 4 (para 4.1), the WYG 2014 Addendum studies only assessed certain sites, rather than allowing the objectively assessed housing need of the District inform the SA and subsequently the evidence base. Based on this inconsistent and unjustified process, we consider that the evidence base must be amended in order to ensure the housing supply and proposed strategic allocated sites are informed by the most appropriate strategy and based on proportionate evidence.</p> | The WYG Addendum addressed areas not previously assessed. The SA Addendum has taken into account the previous Landscape Sensitivity and Capacity Assessment and the 2014 Addendum when appraising reasonable alternatives and proposed Modifications. |
| Planning Potential Ltd/Gleeson | n/a | <p>Paragraph 6.6 of representation statement</p> <p>It is important to note that the figure of 1,140 dwellings per annum, which</p> | As requested by the Inspector, the scope of the |

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| Developments (251) | | is the objectively assessed need of the District, is not a maximum or a minimum figure, therefore the allocation of more sites at this stage to ensure that Cherwell can meet its housing targets, and reverse their past persistent under delivery, can only be positive, and make for a flexible Local Plan. | Main Modifications to the Local Plan should relate to the objectively assessed needs identified in the SHMA 2014 for Cherwell District. Lower figures have also been assessed during the SA process. |
| Turley/P3Eco (253) | n/a | The Sustainability Appraisal states: "The Submission Plan indicated the site could accommodate approximately 5000 dwellings, of which at least 1793 would be delivered in the Plan period. An increase in the amount of housing and rate of delivery is now proposed to reflect work undertaken on the Masterplan for the site and the developer's delivery assessment". The increase in the rate of delivery is not reflected in the Masterplan and the Phasing and Implementation Plan is yet to be agreed by all parties. The reference to the developer's delivery assessment is also unclear. | The increase in housing numbers was informed by the masterplan for the site. The comment on delivery rate is noted although it relates to the plan-making process rather than the SA. |
| Pegasus Group/The Dorchester Group (259) | n/a | The additional Sustainability Appraisal (SA) work has been produced in response to the Local Plan Examination Inspector's request for Main Modifications to be prepared, to address in full the objectively assessed housing needs for the District. On behalf of the Dorchester Group, representations were submitted in response to the consultation on the SA Scoping Report which included, as a reasonable alternative, "Focussing additional growth at Former RAF Upper Heyford site". We continue to support development at this location as a suitable option to accommodate additional housing and employment requirements for the District. | Noted. |
| Pegasus Group/The Dorchester Group (259) | 157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford | The SA (paragraph 6.25) acknowledges the Former RAF Upper Heyford site "has both residential and employment uses, and therefore is an existing community which could act as the foundations for a larger settlement" . We support this recognition as it demonstrates the suitability of focussing additional development, both housing and employment, at this location. Moreover, the SA (paragraph 6.26) confirms that additional development would "further reinforce its character and function as a settlement in its own right, able to support a growing range of community services and facilities" . | Noted. |
| Pegasus Group/The | 157 - Our Villages and Rural Areas: | The SA sets out a more considered approach to future development options in the context of site constraints when compared to Policy Villages | The SA of the Proposed Main |

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| Dorchester Group (259) | Policy Villages 5: Former RAF Upper Heyford | 5 as modified. Whilst the SA recognises that development at this Brownfield site has the potential to have a significant adverse effect on heritage, landscape and ecology, the SA does not reflect the constraint – driven approach to additional development set out in the modified Policy Villages 5. The SA recognises that there is scope for such effects to be limited through appropriate mitigation, and such significant adverse effects will only occur if future development is not carefully planned and designed. (SA, paragraph 6.26 to 6.32). | Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into account the policy safeguards with respect to heritage, landscape and ecology as set out in the Proposed Modifications. |
| Pegasus Group/The Dorchester Group (259) | 157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford | The SA considers “two broad reasonable alternative strategic housing locations” at the Former RAF Upper Heyford site, these being 1) intensification of housing provision on the existing allocated site and 2) development on land abutting the south and eastern boundary of the Former RAF Upper Heyford site. The SA recognises that both options would make a significant contribution to the new District housing requirements and have significant positive effects in terms of accessibility and to facilities and services, and employment and economic growth. In terms of employment and economic growth the conclusion of the SA reinforce our concerns that the Proposed Modifications to Policy Villages 5 is ineffective as it fails to make any provision for additional employment provision. | The SA of the Proposed Main Modifications to Policy Villages 5 take into account that the policy outlines the site’s potential to provide approximately 1,500 jobs which, even though this is not an increase from the Submission Local Plan, is considered to result in significant positive effects against SA objectives 18 and 19. |
| Pegasus Group/The Dorchester Group (259) | 157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford | The SA also supports our position that the focus for development at the Former RAF Upper Heyford site should be based on a brownfield first approach. Indeed the SA correctly recognises that as a large brownfield site development at this site would result in a significant positive effect on the SA Objective 8 (efficient use of land). Furthermore, the SA concludes that by contrast the option for an extension of the allocation into Greenfield land would have a significant negative effect on the same objective. | Noted. |
| Pegasus Group/The Dorchester Group (259) | 157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford | The SA notes that the intensification of the existing site “could” have significant negative effects on biodiversity and landscape and heritage. However, it should be recognised that these conclusions are made in the absence of any site specific detailed assessment and do not take into account mitigation which could be implemented, resulting in a less negative or even positive impact on the SA Objectives. Moreover, as a large brownfield site such conclusions in the SA are applied to the entire | The SA of the Proposed Main Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into |

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| | | <p>site when in reality significant areas within the site will not result in such negative effects as defined in the SA Report. This reinforces the need for a detailed strategic review of the opportunities for additional development at the Former RAF Upper Heyford Site. The SA process does not benefit from such detailed site investigations and as such the conclusions reached on the negative effects associated with biodiversity, landscape and heritage can be considered to be overly cautious.</p> | <p>account the policy safeguards with respect to biodiversity, landscape and heritage as set out in the Proposed Modifications.</p> |
| <p>Pegasus Group/The Dorchester Group (259)</p> | <p>157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford</p> | <p>Even with the SA scoring as set out at Table 7.6 of the SA, there is very little divergence between the two options, with the intensification of the existing site only scoring less positively as a result of conclusions on biodiversity and landscape and heritage assessment. These conclusions cannot be adequately justified due to the lack of a detailed site specific assessment. We would expect the scoring for these two categories to be amended to reflect appropriate strategies for mitigation and, where appropriate, enhancements.</p> | <p>The SA for the Local Plan is a strategic level assessment and as such cannot be as detailed as a detailed site specific assessment, like a project-level Environmental Impact Assessment.</p> <p>Table 7.6 presents the results of the SA of the two alternatives before policy safeguards are taken into account. The SA of the Proposed Main Modifications relating to Former Policy Villages 5 (RAF Upper Heyford) are presented in Appendix 7 of the SA Addendum, which takes into account the policy safeguards with respect to biodiversity, landscape and heritage as set out in the Proposed Modifications.</p> |
| <p>Pegasus Group/The Dorchester Group (259)</p> | <p>157 - Our Villages and Rural Areas: Policy Villages 5: Former RAF Upper Heyford</p> | <p>In summary, consistent with our concerns in respect of the Proposed Modifications to Policy Villages 5, a detailed review of the development opportunities at the Former airbase, with future development proposals based on a strategy of brownfield first, is considered to be a robust and sustainable approach to the delivery of housing and additional employment at this location.</p> | <p>The SA work undertaken for the Local Plan and Policy Villages 5 is appropriate for a strategic level assessment.</p> |
| <p>Blombridge (267)</p> | <p>126 - Policies for Cherwell's Places:</p> | <p>Cherwell District Council is taking steps to recognise the potential of Kidlington. The Council has also had to respond rapidly to the requirement</p> | <p>The Submission Local Plan proposes a small scale local</p> |

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| | Kidlington | <p>for more housing established in June 2014. We are satisfied that Kidlington will be addressed in Local Plan Part 2, but equally, we are clear that the site we hold under option at The Moors (SHLAA Site K1081) performs extremely well in relation to other sites that have been put forward since June. We therefore feel obliged to make the point that the Cherwell Local Plan would be more effective, and better justified, if a 'strategic' housing site (say 300 houses) is identified as an opportunity in Kidlington.</p> <p>If the need for more housing is established during the re-opened EIP (or if some of the sites suggested by Cherwell are not deemed to be sound), we would like to propose the consideration of Site K1081, north of The Moors (see PBA's SHLAA, Appendix G under Begbroke, Kidlington & Yarnton) for immediate release. Given the amended, extensive Sustainability Appraisal, we feel that an allocation would simply require a review of the categorisation of impacts, not a new appraisal. Like Cherwell, we do not, however, see the need for a strategic review of the Green Belt or development in the Green Belt Strategic Gaps to the south and west of Kidlington.</p> <p>The Moors is well located to Kidlington town centre and is walking distance to this and the Langford Lane Employment Area. Whilst it is Green Belt, it is well-contained, physically and visually, with the flood plain to the east providing a long term defensible boundary for any Green Belt review. This site will help deliver the objectives of the Alan Baxter Master Plan for Kidlington.</p> <p>The SA should be re-run with The Moors specifically assessed, based on the established database.</p> | <p>review of the Green Belt to accommodate identified high value employment needs and the Proposed Modifications note that a small scale local review of the Green Belt around Kidlington for residential development will be undertaken if the village's local housing needs cannot be accommodated within the built up area. This would be undertaken for employment and if needed for residential development as part of Local Plan Part 2 and subject to SA.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time. This includes 'strategic' releases such as the one recommended in the representation.</p> |
| Savills/ University of Oxford (270) | 14, 15, 60, 61, 62 | <p>We reviewed the SA Addendum for the Main Modifications specifically in relation to the matters of concern raised above (see comments in supporting letter). The relevant paragraphs of the SA in this regard appear to be paragraphs 5.6 and 6.7. In paragraph 5.6, the option of accommodating housing needs (either of Cherwell or Oxford) in the Green Belt is put aside on the basis of the Inspector's note 2 (which is referred to</p> | <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan</p> |

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| | | <p>in paragraph 5.5). There is not therefore within the SA an assessment of this option nor indeed of the effects of not addressing at this time the unmet housing needs of Oxford. These omissions from the SA are significant flaws.</p> | <p>Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been</p> |
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| | | | <p>amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> |
| Savills/ University of Oxford (270) | 14, 15, 60, 61, 62 | <p>In paragraph 6.7, the SA refers to Green Belt guidance taken from both the NPPF and the Planning Practice Guidance (PPG). With regard to the NPPF, this should be read 'as a whole' such that the references to the importance of the Green Belt (paragraphs 17 and 79) should be read alongside those parts of the NPPG that require the objectively assessed development needs of the area to be met and other references to the importance of economic growth. We have already identified above that such an assessment has not been undertaken in the context of paragraph 5.6 of the SA, nor does it appear anywhere else.</p> | <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector's Note No. 2 – 09.06.14 state:</p> <p><i>'For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the</i></p> |

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| | | | <p><i>plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>Government guidance issued</p> |
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| | | | on 6 th October 2014 reinforces the Government's policy stance on the Green Belt, stating ' <i>once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan</i> '. |
| Savills/ University of Oxford (270) | 14, 15, 60, 61, 62 | Furthermore, the SA at paragraph 6.76 refers to PPG, ID: 3-034-20140306. However, that extract of the PPG relates to inappropriate development in the Green Belt. In the context of the assessment of a strategic Green Belt review, the paragraph is irrelevant. The appropriate policy for a strategic Green Belt review is that provided by the NPPF at paragraph 83, which we have referred to earlier in this letter and which we consider the Local Plan to be at odds with. | Noted. See above comments. |
| Savills (302) | n/a | We also welcome the analysis of the site (north east of Junction 11 of the M40) contained in the SA Addendum, as follows: '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.' The SA identifies one significant adverse effect of the allocation and that is in relation to the loss of Greenfield land. This is however an inevitable consequence of providing additional land for development at Banbury, given the lack of brownfield alternatives. The other adverse effects are assessed in the SA as being minor and are not considered to outweigh the benefits of allocating the site. | Noted. In light of consistency this site now scores an uncertain effect (?) against SA objective 4, but the overall conclusions remain the same. |
| Terence O'Rourke Ltd/Blenheim Palace (207) | 3/ 4 - Building Sustainable Communities / Table 3 | Previously, within the draft plan, the rural areas (including Kidlington) were to accommodate 28% of the growth within the district. Within the submitted plan this reduced to 23% and now a further reduction is suggested, providing only 22%. Indeed, the revised trajectory 2011 – 2031 highlights that, once completions/commitments, RAF Heyford, DLO Caversfield and windfall provisions are accounted for, the rest of the rural areas (including Kidlington) need only accommodate an additional 750 dwellings over the entire plan period. Indeed, with the increased allocation | The Proposed Modifications allocate a similar percentage of the total housing requirement to 'Rest of the District' (24%) as did the Submission Local Plan (23%) , in accordance with the spatial strategy set out in the |

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| | | <p>at RAF Heyford, the requirements for Kidlington/Begbroke have reduced even further (excluding RAF Heyford under the submitted plan Kidlington and the rural areas would provide 3,152 dwellings – 19% of the district’s housing, whilst under the modified plan it is to provide only 2,503 dwellings – 11.5% of the district’s requirement). This is no match for the employment forecast.</p> <p>The SA provides no justification for the revised distribution and no assessment of the impact of the increased mismatch between housing and employment provisions at Kidlington/Begbroke. In this respect the revised distribution is unjustified. Hence, notwithstanding the upwards revision of the housing requirement overall, the modified plan does not represent positive planning and is contrary to the aims of the NPPF.</p> <p>Retaining the spatial distribution at 28% would amount to a requirement for the provision of 6,395 dwellings within the rural areas, including Kidlington. Similarly, retaining the submitted distribution of 19% to Kidlington/rural areas plus RAF Heyford would equate to 6490 dwellings. We note that there is now an acknowledged need for Green Belt review around Kidlington, to accommodate local housing provision, which will be undertaken through the Local Plan Part 2. In order to inform this Green Belt review, we consider that the strategic policy should provide a clear indication of expectations in order to be effective in complying with NPPF paragraph 84 (Green Belt review) and the promotion of sustainable patterns of development.</p> <p>We therefore consider that there should be an additional dwelling provision for Kidlington, resulting from a retained spatial distribution, facilitating a better match between housing and employment growth.</p> <p>Increase housing provision for the rural areas (including Kidlington) to 6,400 dwellings Require at least 1,000 dwellings to be accommodated at Kidlington, through Green Belt review</p> | <p>Submission Plan. Former RAF Upper Heyford and Kidlington fall within the ‘Rest of the District’ category. In light of the comments of the Inspector, Cherwell District Council considered that to revisit the overall spatial strategy would not constitute a reasonable alternative at this stage of the planning process.</p> <p>Following the suspension of the Local Plan examination in June 2014, the Inspector Note 2 set the parameters under which the Local Plan Modifications were to be undertaken to meet the objectively assessed needs for the district identified in the SHMA 2014. Paragraphs 4 and 5 of Inspector’s Note No. 2 – 09.06.14 state:</p> <p><i>‘For the avoidance of doubt, the Council has indicated that it considers the increase in new housing needed to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.</i></p> <p><i>This includes that there is no necessity for an immediate strategic review of the</i></p> |
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| | | | <p><i>extent/boundaries of the Oxford Green Belt in the district for new housing, albeit the plan is likely to require an early review once the established process for considering the full strategic planning implications of the 2014 SHMA, including for any unmet needs in Oxford City, has been fully considered jointly by all the Oxfordshire Councils.'</i></p> <p>The SA Addendum was prepared within these parameters. Nevertheless the SA Addendum has been amended to make this point clearer.</p> <p>Separate countywide working will determine whether or not a strategic Green Belt Review is required to meet any unmet housing needs from elsewhere in Oxfordshire. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA, and will be subject to SA at that point in time.</p> <p>The Submission Local Plan proposes a small scale local review of the Green Belt to accommodate identified high value employment needs and</p> |
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| | | | the Proposed Modifications note that a small scale local review of the Green Belt around Kidlington for residential development will be undertaken if the village's local housing needs cannot be accommodated within the built up area. This would be undertaken for employment and if needed for residential development as part of Local Plan Part 2 and subject to SA. |
| David Lock Associates/Gallagher Estates (217) | 6 – Table 4 | We support the conclusions of the SA addendum that reports land at Wykham Park Farm to be a reasonable alternative to deliver strategic development to help meet the housing needs identified by the 2014 County SHMA. Gallagher Estates is preparing a planning application, to be submitted shortly, that is supported by an Environmental Statement that demonstrates all likely impacts that may arise from development of land at Wykham Park Farm can be adequately and appropriately mitigated to ensure that no significant adverse impacts would result from development of the site and would in fact result in a number of beneficial effects that include, not only the delivery of housing, but also the provision of education and community benefits to assist in the creation of a sustainable and vibrant community. | Noted. |
| David Lock Associates/Gallagher Estates (217) | 116 - Banbury: New site policy Banbury 16 and 17 | We support the conclusions of the Sustainability Appraisal Addendum that reports Land at Wykham Park Farm to be a reasonable alternative strategic development site to the Submission Local Plan, demonstrating a robust and sustainable location for housing development so as to ensure the final adopted Local Plan accommodates the objectively assessed needs of the District. | Noted. |
| Terrence O'Rourke/Mr and Mrs Ashworth (178) | 3 - Building Sustainable Communities 4 – Table 3 28 - Theme Two: Policies for Building Sustainable communities: | Previously, within the submitted plan, the rural areas (including Kidlington) were to accommodate 19% of the growth within the district. Within the revised requirements the rural areas (including Kidlington), excluding the proposed new settlement at former RAF Upper Heyford, will only accommodate 17% of the housing growth. Indeed, the revised trajectory 2011 – 2031 highlights that, once completions/commitments, former RAF Upper Heyford, DLO Caversfield and windfall provisions are accounted for, the rest of the rural areas (including Kidlington) need only accommodate an additional 750 dwellings over the entire plan period. | The Proposed Modifications allocate a similar percentage of the total housing requirement to 'Rest of the District' (24%) as did the Submission Local Plan (23%) , in accordance with the spatial strategy set out in the Submission Plan. Former RAF |

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| | <p>Policy BSC 1</p> <p>34 - Policy BSC1: District Wide Housing Distribution</p> | <p>The SA provides no justification for the revised distribution and no evidence to the position that increased development at former RAF Upper Heyford will be able to meet rural needs. Small-scale development should be facilitated at the villages to meet those localised needs.</p> | <p>Upper Heyford and Kidlington fall within the 'Rest of the District' category. In light of the comments of the Inspector, Cherwell District Council considered that to revisit the overall spatial strategy would not constitute a reasonable alternative at this stage of the planning process.</p> |
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